

**\*\*\* AGENDA \*\*\***  
**CITY PLANNING COMMISSION**  
**J. MARTIN GRIESEL ROOM**  
**TWO CENTENNIAL PLAZA – SUITE 720**  
**805 CENTRAL AVENUE**

**July 7, 2017**  
**9:00 AM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MINUTES**     Consider the minutes of June 16, 2017. (page 2)

**CONSENT ITEMS – LEGISLATIVE**

- ITEM 1**     A report and recommendation on the sale and vacation of Herald Avenue in Evanston. (Gilmore) (page 9)
- ITEM 2**     A report and recommendation on the granting of an easement within the right-of-way at 2530 Handasyde Court in Hyde Park. (Porter) (page 13)
- ITEM 3**     A report and recommendation on the sale and vacation of Lee Place in Avondale. (Porter) (page 15)

**DISCUSSION ITEMS – QUASI-JUDICIAL**

**Governed by Section 5 F.[G.] of the City Planning Commission Rules**  
**<http://tinyurl.com/CPCprocedures>**

- ITEM 4**     A report and recommendation on a Subdivision Improvement Plan for the Sanctuary at River Green Subdivision in California. (Weaver) (page 18)

**OTHER BUSINESS**

**DIRECTOR'S REPORT**

**ADJOURN**

## **PROCEEDINGS OF THE CITY PLANNING COMMISSION**

**June 16, 2017**

### **Regular Meeting**

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel DrieHaus, City Manager Harry Black, Councilmember Amy Murray, Mr. John Eby, and Ms. Anne Sesler. Mr. Stallworth and Mr. vom Hofe were absent.

Also in attendance were: Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles Graves, Ms. Stacey Hoffman, Mr. Steve Briggs, and Ms. Bonnie Holman.

Mr. DrieHaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

#### **The Commission approved the prior meeting's minutes (June 2, 2017).**

Mr. Eby made the motion, which Ms. Sesler seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, and Mr. DrieHaus.

Mr. DrieHaus asked that Item 1 be moved to the Legislative Discussion Agenda since Ms. Hoffman was presenting Items 1 and 2 together.

#### **The Commission approved moving Item 1 to the Legislative Discussion Agenda.**

Mr. DrieHaus made the motion, which Ms. Murray seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, and Mr. DrieHaus.

### **Discussion Agenda – Legislative**

Ms. Stacey Hoffman presented **Items 1 and 2**, a report and recommendation on a proposed zone change for the property located on and immediately north of Erkenbrecher Avenue and extending to Hearne Avenue between east of Wilson Avenue and the property owned by the Ronald McDonald House on the west, in addition to the first two properties fronting Hearne Avenue and the first five properties fronting Erkenbrecher Avenue, west of Wilson Avenue from RMX (Residential Mixed) to IR (Institutional Residential) in Avondale, and a report and recommendation on the proposed street vacation and sale of approximately 2.494 acres of City-owned right-of-way for portions of Erkenbrecher Avenue, Hearne Avenue, and Wilson Avenue in Avondale. The Department of City Planning staff recommended approval on both items.

Mr. Timothy Burke, of Manley Burke L.P.A., Legal Counsel on zoning for Cincinnati Children's Hospital Medical Center (Cincinnati Children's), stated that he had three people that would testify for his client.

Dr. Steve Davis, Chief Operating Officer for Cincinnati Children's, Senior Executive on the project, and Pediatric Critical Care Physician, stated that the proposed project was to expand services for the sickest children, including patients needing newborn and pediatric intensive care, cardiac intensive care, bone marrow transplants, and advanced cancer care. A new patient care building was needed due to significant growth in patients and services over the past decade. In 2016 there were more than 1.3 million patient encounters and 35,000 admissions, which had grown more than 26% since 2009. The proposed expansion would address the needed capacity for this growth and provide the support and infrastructure capabilities needed to deliver world class care and experience for patients, families, and staff. The expansion would net approximately 120 new beds to the Burnet Campus. Cardiovascular and fetal operating rooms would be embedded in the Cardiac Intensive Care Unit and Neonatology Intensive Care unit. Technological advances have evolved to add as many as 30 people to care teams and necessitated housing like services together in one area. He said he was aware of the neighborhood parking challenges and the new garage addition would add 1,100 new parking spaces.

Mr. Burke asked that in order to resolve an objection by the Department of Buildings and Inspections, if it was acceptable to Cincinnati Children's that the alley be built prior to vacating portions of Erkenbrecher Avenue, Hearne Avenue, and Wilson Avenue. Mr. Davis responded affirmatively.

Ms. Monica Mitchell, PhD, Senior Director of Community Relations for Cincinnati Children's, stated that they were very proud to provide care to the children of Avondale, operating a primary care clinic in the neighborhood as well as two neighborhood school-based health clinics at Rockdale and South Avondale Elementary Schools. She estimated that approximately 80% of children in Avondale received treatment through one of their care units: inpatient, outpatient, or urgent care clinics. Cincinnati Children's doubled down on Their partnership efforts through Cincinnati Children's Strategic Plan 2020 and the plan's Community Health Goal areas of primary care, literacy, infant mortality, and the social determinants of health. In May of 2016, Cincinnati Children's and the Avondale community launched a partnership aligned with SP20's Community Health and Avondale neighborhood goals. Over the next five years, Cincinnati Children's will invest in Avondale to encourage community development, strengthen local nonprofits, and support workforce development.

Mr. Bernard Suer, Senior Vice President with Messer Construction, stated that he had been to every meeting regarding the project and understood community concerns. He said that he would have an office at the construction site. He used a map to show the modified alignment of the

roadway. He stated that Cincinnati Children's was committed to ensuring a highly diverse workforce (25% Minority Business Enterprise - MBE) and to the utilization of minority vendors (30% diversity spend including MBE) with an emphasis on community hiring and community participation. One of the main reasons that Messer Construction was selected as the lead contractor was because of their track record for diversity and inclusion. He said that they were committed to hiring 50 Uptown residents for jobs. He said that the project would be Silver LEED targeted which was complex to achieve.

Mr. Eby asked about abatement concerns, specifically asbestos and lead. Mr. Suer responded that they would survey all construction areas and use certified workers to follow all safety procedures.

Ms. Sesler asked if the City was involved with the project. Mr. Suer responded that they would work with the City for permits.

Ms. Lisa Crosby, Clinical Manager for three school based clinics, two in South Avondale Elementary and one at Rockdale Elementary, said that the clinics were family-friendly.

Ms. Patricia Milton, President of the Avondale Community Council (ACC), stated that she represented the people in Avondale and hoped that the City Planning Commission members had read her letter. She said that on May 16, 2017 the ACC voted not to support the requested zone changes for the Cincinnati Children's project. She read her letter dated June 1, 2017 (Attachment H) in the City Planning Commission packet.

Mr. Matt Deiniger, Evanston resident, suggested that the Burnet Plan be referenced and that funds should be used to promote home ownership.

Mr. Sean Blackwell, lifetime Avondale resident, said that he was opposed to the plan because he did not want Avondale to be all commercial. He said that homes and the historical character of the neighborhood should be preserved.

Mr. Eby asked Mr. Suer to expand on the hiring of 50 neighborhood workers. Mr. Suer introduced Mr. Stanford Williams, Vice President with Messer, and the Chief Inclusion Officer. Mr. Williams stated that the Uptown Workplace Development Initiative was collaboratively working to find people interested, and doing a work hardening and conditioning to accustom people to working construction jobs and apprentice programs. They would also address other issues such as housing, childcare, health and wellness, and barriers in personal lives. Mr. Suer added that they would be working with Easter Seals and would be tracked for 36 months. The applicants would have drug tests and background checks for all of the construction trades. All of the sub-contractors had agreed to participate, which was rare. Mr. Eby asked if there was



outreach for local neighborhood residents. Mr. Suer commented that they had representatives out in the neighborhoods and information and primary care clinics.

Mr. Eby asked about the Health Impact Study that Ms. Milton mentioned in the letter that she read aloud to the City Planning Commission. Ms. Milton responded that she was working with Councilmember Young and the information sheet was in the packet.

Mr. Driehaus asked about displaced residents and Ms. Hoffman stated that 5-8 families were receiving assistance from Cincinnati Children's in their moves. In response to Mr. Driehaus, she said no letters were received from those families.

**The Commission adopted staff's recommendations for Item 1 on the Legislative Discussion Agenda.**

Ms. Sesler made the motion, which Mr. Eby seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, and Mr. Driehaus.

**The Commission adopted staff's recommendations for Item 2 on the Legislative Discussion Agenda.**

Ms. Sesler made the motion, which Mr. Eby seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, and Mr. Driehaus.

A break was called at 10:40 A.M. The meeting resumed at 10:55 A.M.

**Discussion Agenda – Quasi-Judicial**

Mr. Steve Briggs presented **Item 3**, a report and recommendation on a Major Amendment to the Concept Plan and Final Development Plan for Planned Development #50 (PD-50) in Avondale. The Department of City Planning Staff recommended that the City Planning Commission take the following actions:

**APPROVE** a change in zoning located at 3427-3435 Harvey Avenue from RMX Residential Mixed District and 3404-3418 Burnet Avenue from CN-M Commercial Neighborhood Mixed District to expand the size of existing Planned Development #50 (PD-50) and;

**APPROVE** a Major Amendment to the original Concept Plan to increase the size of the parking garage with 1,100 additional parking spaces and additional future medical office building and;

**APPROVE** a Final Development Plan and noise level requirements cited above for Planned Development #50 (PD-50) and;

**APPROVE** the Planned Development #50 (PD-50) Signage requirements as described on page 10 and 11 of the staff report and

**ADOPT** the Department of City Planning Findings as detailed on page 14 of the staff report and;

**REQUIRE** a covenant for the shared use of the parking garage, driveways and open space areas pursuant to § 1429-15(d).

Mr. Marion Haynes swore in the speakers for Item 3.

Mr. Burke asked Dr. Davis his role in the project. Dr. Davis responded that he was the Senior Executive on the Project for Cincinnati Children's and provided expert medical knowledge for the medical parts of the building, based on his extensive experience.

Mr. Burke asked Dr. Davis if his previous testimony was honest and Dr. Davis responded affirmatively. He asked if the testimony of Mr. Briggs, Mr. Suer, and Ms. Mitchell were accurate and Dr. Davis said they were.

Mr. Burke asked Dr. Davis the role of the parking garage. Dr. Davis responded that they needed 700 employee spaces and the extra 400 spaces would be for visitors and others.

Mr. Burke asked Dr. Davis if Attachments L, M, and N of the staff report were accurate and Dr. Davis responded that they were.

Mr. Burke asked Mr. Suer his role in the project. Mr. Suer responded that he was the Messer Executive on site.

Mr. Burke asked Mr. Suer if his previous testimony was true and accurate and he responded that it was. He asked if Mr. Briggs' statements were accurate and Mr. Suer said yes.

Mr. Burke asked Mr. Suer if Attachment N of the staff report was what Messer would construct and Mr. Suer said it was. He asked if the diversity goals applied to the garage construction and Mr. Suer responded that the diversity goals were for the entire project.

In response to Mr. Eby, Mr. Suer stated that the garage would be completed in approximately 12 months.

Ms. Milton expressed her concern with the number of parking garages in Avondale and stated that they had requested that the garage be built underground. She also stated that drug tests for jobs and apprenticeships created a barrier to hiring.

**The Commission adopted the following staff's recommendations for Item 3 on the Quasi-Judicial Agenda.**

**APPROVE** a change in zoning located at 3427-3435 Harvey Avenue from RMX Residential Mixed District and 3404-3418 Burnet Avenue from CN-M Commercial Neighborhood Mixed District to expand the size of existing Planned Development #50 (PD-50) and;

**APPROVE** a Major Amendment to the original Concept Plan to increase the size of the parking garage with 1,100 additional parking spaces and additional future medical office building.

Mr. Driehaus made the motion, which Ms. Sesler seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, and Mr. Driehaus.

**The Commission adopted the following staff's recommendations for Item 3 on the Quasi-Judicial Agenda.**

**APPROVE** a Final Development Plan and noise level requirements cited above for Planned Development #50 (PD-50) and;

**APPROVE** the Planned Development #50 (PD-50) Signage requirements as described on page 10 and 11 of the staff report and

**ADOPT** the Department of City Planning Findings as detailed on page 14 of the staff report and;

**REQUIRE** a covenant for the shared use of the parking garage, driveways and open space areas pursuant to § 1429-15(d).

Mr. Driehaus made the motion, which Ms. Sesler seconded.

Aye: Mr. Black, Ms. Sesler, Ms. Murray, Mr. Eby, and Mr. Driehaus.

**Director's Report**

Mr. Graves stated that the next City Planning Commission meeting would be on June 23, 2017, which was noticed as a special meeting.

Mr. Graves thanked Ms. Hoffman and Mr. Briggs for their hard work on the project.

The meeting adjourned at 11:12 A.M.

---

Charles C. Graves, III, Director  
Department of City Planning

Date: \_\_\_\_\_

---

Daniel Driehaus, Chair  
City Planning Commission

Date: \_\_\_\_\_

**CPC ITEM # 1**

**July 7, 2017**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**SUBJECT:** A report and recommendation on the sale and vacation of Herald Avenue in Evanston.

**GENERAL INFORMATION:**

Location: Herald Avenue on the north side of Dana Avenue in Evanston  
Petitioner: Xavier University  
Petitioner's Address: 3800 Victory Parkway, Cincinnati, OH 45207

**BACKGROUND AND ANALYSIS:**

In January 2017, Xavier University requested the sale and vacation of the remaining City-owned right-of-way known as Herald Avenue in order to extend Xavier University's campus and possibly accommodate the relocation and installation of a campus chapel. The right-of-way consists of 0.274 acres and currently dead-ends into Xavier University's campus off the north side of Dana Avenue. The subject location is in an Institutional Residential (IR) zoning district and was reconciled as surplus by the City. The petitioner is the only abutting land owner of the proposed transaction, and the sale and vacation of the right-of-way do not affect vehicular or pedestrian public traffic flow. The estimated fair market value of the requested right-of-way is \$119,500, which the applicant is willing to pay.

The Department of Transportation and Engineering (DOTE) has no objection to the request provided the following conditions are met: the existing utilities must be granted easements or relocated at petitioner's expense; the City and petitioner need to look into cleaning up the right-of-way/permanent highway easements; if possible, potential landlocked parcels should be consolidated with parcels having legal street frontage; the petitioner must provide a legal description for the sale area that meets standards of the Hamilton County Recorder's Office; Herald Avenue must be closed off at Dana Avenue with a curb, sidewalk, and/or drive, and approved by DOTE; the petitioner must acquire a DOTE street opening permit; and, the proceeds from the sale and vacation of right-of-way must be deposited in the Street Improvement Fund. The petitioner has agreed to meet these conditions.

The Greater Cincinnati Water Works (GCWW) removed their objection to the request in order for the appraisal to proceed, but require that the following conditions are met: Xavier University's engineer must prepare a survey of existing conditions, indicating all water mains, active service branches, and a public fire hydrant; prepare engineering drawings for the abandonment/removal of these appurtenances that is approved by GCWW; Xavier University's contractor must perform all necessary abandonment work and contact GCWW at least two full days before any work in the field; and, a Water Works inspector must be present at all phases of water main, service branch, and fire hydrant abandonment work. The petitioner has agreed to meet these conditions.

**CONSISTENCY WITH PLAN CINCINNATI:**

The sale and vacation of Herald Avenue is consistent with *Plan Cincinnati* (2012) in the Collaborate Initiative Area, specifically with the goal to "Work in synergy with the Cincinnati community" (page 209).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

**APPROVE** the sale and vacation of Herald Avenue in Evanston.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Chris Gilmore".

Chris Gilmore, Planning Intern  
Department of City Planning

Approved:

A handwritten signature in cursive script, appearing to read "Charles C. Graves, III".

Charles C. Graves, III, Director  
Department of City Planning

# Sale and Vacation of Herald Avenue in Evanston



**SURVEY NOTES:**

PROPERTY LINES ARE BASED ON PLOTT PLATS OF SURVEY BY MCGILL  
DUTH FURNISHING, INC. RECORDED IN P.L.B.88 PG.1, P.L.B.15 PG.2, P.L.B.18  
PG.83 AND P.L.B.42 PG.27, HAMILTON COUNTY RECORDERS OFFICE.  
NORTHERN PORTION OF HENRIAD AVENUE WAS VACATED PER CITY OF  
CINCINNATI ORDINANCE No.337-1908.

HEARINGS ARE BASED ON D.B.4337, PG.1703 & PRIOR SURVEYS OF KAUER UNIVERSITY BY Model, SMITH PUMPHON, INC.

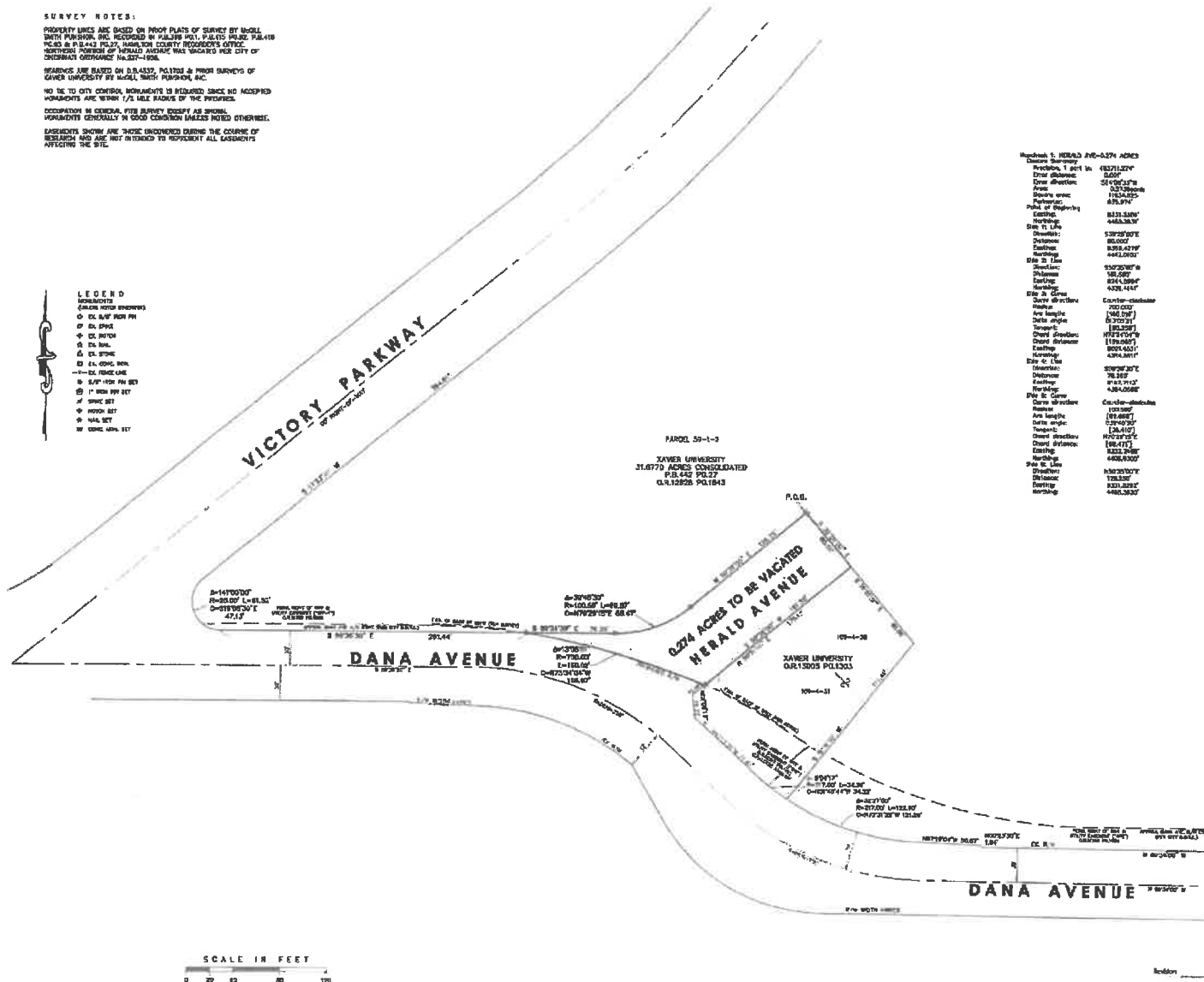
NO DE TO CITY CONTROL, MONUMENTS IS REQUIRED SINCE NO ACCEPTED MONUMENTS ARE WITHIN 1/2 MILE RADIUS OF THE PROPOSED.

OCCUPATION IN GENERAL, FTS SURVEY IDEALTY AS SPECIAL  
WORKMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

EASEMENTS SHOWN ARE THOSE UNCOVERED DURING THE COURSE OF RESEARCH AND ARE NOT INTENDED TO REPRESENT ALL EASEMENTS AFFECTING THE SITE.

LEGEND

- ① EX. 8/8 MON PM  
 ② EX. 8/8 MON  
 ③ EX. 8/8 MON  
 ④ EX. 8/8 MON  
 ⑤ EX. 8/8 MON  
 ⑥ EX. 8/8 MON  
 ⑦ EX. 8/8 MON  
 ⑧ EX. 8/8 MON  
 ⑨ EX. 8/8 MON  
 ⑩ EX. 8/8 MON  
 ⑪ EX. 8/8 MON  
 ⑫ EX. 8/8 MON  
 ⑬ EX. 8/8 MON  
 ⑭ EX. 8/8 MON  
 ⑮ EX. 8/8 MON  
 ⑯ EX. 8/8 MON  
 ⑰ EX. 8/8 MON  
 ⑱ EX. 8/8 MON  
 ⑲ EX. 8/8 MON  
 ⑳ EX. 8/8 MON  
 ㉑ EX. 8/8 MON  
 ㉒ EX. 8/8 MON  
 ㉓ EX. 8/8 MON  
 ㉔ EX. 8/8 MON  
 ㉕ EX. 8/8 MON  
 ㉖ EX. 8/8 MON  
 ㉗ EX. 8/8 MON  
 ㉘ EX. 8/8 MON  
 ㉙ EX. 8/8 MON  
 ㉚ EX. 8/8 MON  
 ㉛ EX. 8/8 MON  
 ㉜ EX. 8/8 MON  
 ㉝ EX. 8/8 MON  
 ㉞ EX. 8/8 MON  
 ㉟ EX. 8/8 MON  
 ㊱ EX. 8/8 MON  
 ㊲ EX. 8/8 MON  
 ㊳ EX. 8/8 MON  
 ㊴ EX. 8/8 MON  
 ㊵ EX. 8/8 MON  
 ㊶ EX. 8/8 MON  
 ㊷ EX. 8/8 MON  
 ㊸ EX. 8/8 MON  
 ㊹ EX. 8/8 MON  
 ㊺ EX. 8/8 MON  
 ㊻ EX. 8/8 MON  
 ㊼ EX. 8/8 MON  
 ㊽ EX. 8/8 MON  
 ㊾ EX. 8/8 MON  
 ㊿ EX. 8/8 MON

[illegible]

THE PORTION OF HERALD AVENUE SHOWN HEREON WAS VACATED BY THE COUNCIL OF THE CITY OF CINCINNATI, STATE OF OHIO, BY ORDINANCE NO. \_\_\_\_\_ DATED \_\_\_\_\_

**CLERK OF COUNCIL.**

I HEREBY CERTIFY THAT I HAVE SURVEYED HERALD AVENUE AS SHOWN HEREIN AND SET MONUMENTS AS INDICATED.

*Stephen C. Post* 4-27-2007  
STEPHEN C. POST, P.S. DATE  
OHIO REGISTRATION No. 7016



**AREA TO BE VACATED:**  
**0.274 ACRES**

**HERALD AVENUE  
VACATION PLAT**

SECTION 3, TOWN 3, FRACTIONAL RANGE 2  
MILLCREEK TOWNSHIP, CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO

**nsp** McGRI Smith Punson, Inc.  
3702 Port 43 Drive • Suite 100A  
Cincinnati, Ohio 45241-3097  
Tel 513.737.0000 • Fax 513.663.4000  
www.mcgripunson.com  
Engineers • Architects • Surveyors • Landscape Architects • Planners

Member of: AIA, ASCE, ASPE, EIT, FIDIC, LEED, NAE, NSPE, P.E., P.L., P.S., P.T., P.U., P.V., P.W., P.Y., P.Z, P.1, P.2, P.3, P.4, P.5, P.6, P.7, P.8, P.9, P.10, P.11, P.12, P.13, P.14, P.15, P.16, P.17, P.18, P.19, P.20, P.21, P.22, P.23, P.24, P.25, P.26, P.27, P.28, P.29, P.30, P.31, P.32, P.33, P.34, P.35, P.36, P.37, P.38, P.39, P.40, P.41, P.42, P.43, P.44, P.45, P.46, P.47, P.48, P.49, P.50, P.51, P.52, P.53, P.54, P.55, P.56, P.57, P.58, P.59, P.60, P.61, P.62, P.63, P.64, P.65, P.66, P.67, P.68, P.69, P.70, P.71, P.72, P.73, P.74, P.75, P.76, P.77, P.78, P.79, P.80, P.81, P.82, P.83, P.84, P.85, P.86, P.87, P.88, P.89, P.90, P.91, P.92, P.93, P.94, P.95, P.96, P.97, P.98, P.99, P.100, P.101, P.102, P.103, P.104, P.105, P.106, P.107, P.108, P.109, P.110, P.111, P.112, P.113, P.114, P.115, P.116, P.117, P.118, P.119, P.120, P.121, P.122, P.123, P.124, P.125, P.126, P.127, P.128, P.129, P.130, P.131, P.132, P.133, P.134, P.135, P.136, P.137, P.138, P.139, P.140, P.141, P.142, P.143, P.144, P.145, P.146, P.147, P.148, P.149, P.150, P.151, P.152, P.153, P.154, P.155, P.156, P.157, P.158, P.159, P.160, P.161, P.162, P.163, P.164, P.165, P.166, P.167, P.168, P.169, P.170, P.171, P.172, P.173, P.174, P.175, P.176, P.177, P.178, P.179, P.180, P.181, P.182, P.183, P.184, P.185, P.186, P.187, P.188, P.189, P.190, P.191, P.192, P.193, P.194, P.195, P.196, P.197, P.198, P.199, P.200, P.201, P.202, P.203, P.204, P.205, P.206, P.207, P.208, P.209, P.210, P.211, P.212, P.213, P.214, P.215, P.216, P.217, P.218, P.219, P.220, P.221, P.222, P.223, P.224, P.225, P.226, P.227, P.228, P.229, P.230, P.231, P.232, P.233, P.234, P.235, P.236, P.237, P.238, P.239, P.240, P.241, P.242, P.243, P.244, P.245, P.246, P.247, P.248, P.249, P.250, P.251, P.252, P.253, P.254, P.255, P.256, P.257, P.258, P.259, P.260, P.261, P.262, P.263, P.264, P.265, P.266, P.267, P.268, P.269, P.270, P.271, P.272, P.273, P.274, P.275, P.276, P.277, P.278, P.279, P.280, P.281, P.282, P.283, P.284, P.285, P.286, P.287, P.288, P.289, P.290, P.291, P.292, P.293, P.294, P.295, P.296, P.297, P.298, P.299, P.300, P.301, P.302, P.303, P.304, P.305, P.306, P.307, P.308, P.309, P.310, P.311, P.312, P.313, P.314, P.315, P.316, P.317, P.318, P.319, P.320, P.321, P.322, P.323, P.324, P.325, P.326, P.327, P.328, P.329, P.330, P.331, P.332, P.333, P.334, P.335, P.336, P.337, P.338, P.339, P.340, P.341, P.342, P.343, P.344, P.345, P.346, P.347, P.348, P.349, P.350, P.351, P.352, P.353, P.354, P.355, P.356, P.357, P.358, P.359, P.360, P.361, P.362, P.363, P.364, P.365, P.366, P.367, P.368, P.369, P.370, P.371, P.372, P.373, P.374, P.375, P.376, P.377, P.378, P.379, P.380, P.381, P.382, P.383, P.384, P.385, P.386, P.387, P.388, P.389, P.390, P.391, P.392, P.393, P.394, P.395, P.396, P.397, P.398, P.399, P.400, P.401, P.402, P.403, P.404, P.405, P.406, P.407, P.408, P.409, P.410, P.411, P.412, P.413, P.414, P.415, P.416, P.417, P.418, P.419, P.420, P.421, P.422, P.423, P.424, P.425, P.426, P.427, P.428, P.429, P.430, P.431, P.432, P.433, P.434, P.435, P.436, P.437, P.438, P.439, P.440, P.441, P.442, P.443, P.444, P.445, P.446, P.447, P.448, P.449, P.450, P.451, P.452, P.453, P.454, P.455, P.456, P.457, P.458, P.459, P.460, P.461, P.462, P.463, P.464, P.465, P.466, P.467, P.468, P.469, P.470, P.471, P.472, P.473, P.474, P.475, P.476, P.477, P.478, P.479, P.480, P.481, P.482, P.483, P.484, P.485, P.486, P.487, P.488, P.489, P.490, P.491, P.492, P.493, P.494, P.495, P.496, P.497, P.498, P.499, P.500, P.501, P.502, P.503, P.504, P.505, P.506, P.507, P.508, P.509, P.510, P.511, P.512, P.513, P.514, P.515, P.516, P.517, P.518, P.519, P.520, P.521, P.522, P.523, P.524, P.525, P.526, P.527, P.528, P.529, P.530, P.531, P.532, P.533, P.534, P.535, P.536, P.537, P.538, P.539, P.540, P.541, P.542, P.543, P.544, P.545, P.546, P.547, P.548, P.549, P.550, P.551, P.552, P.553, P.554, P.555, P.556, P.557, P.558, P.559, P.560, P.561, P.562, P.563, P.564, P.565, P.566, P.567, P.568, P.569, P.570, P.571, P.572, P.573, P.574, P.575, P.576, P.577, P.578, P.579, P.580, P.581, P.582, P.583, P.584, P.585, P.586, P.587, P.588, P.589, P.590, P.591, P.592, P.593, P.594, P.595, P.596, P.597, P.598, P.599, P.600, P.601, P.602, P.603, P.604, P.605, P.606, P.607, P.608, P.609, P.610, P.611, P.612, P.613, P.614, P.615, P.616, P.617, P.618, P.619, P.620, P.621, P.622, P.623, P.624, P.625, P.626, P.627, P.628, P.629, P.630, P.631, P.632, P.633, P.634, P.635, P.636, P.637, P.638, P.639, P.640, P.641, P.642, P.643, P.644, P.645, P.646, P.647, P.648, P.649, P.650, P.651, P.652, P.653, P.654, P.655, P.656, P.657, P.658, P.659, P.660, P.661, P.662, P.663, P.664, P.665, P.666, P.667, P.668, P.669, P.670, P.671, P.672, P.673,



**CPC ITEM # 2**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**July 7, 2017**

**SUBJECT:** A report and recommendation on the granting of an easement within the right-of-way at 2530 Handasyde Court in Hyde Park.

**GENERAL INFORMATION:**

Location: 2530 Handasyde Court  
Purchaser: Jonathon and Heather Theders  
Purchaser's Address: 2530 Handasyde Court

**BACKGROUND AND ANALYSIS:**

Brandon Druffel, on behalf of the property owners, is requesting an easement for a wall within the public right-of-way. The property owner has previously received a revocable street privilege to construct a decorative retaining wall, which required placement within the right-of-way due to the location of a water meter pit. The area petitioned for this easement is 18 inches within the right-of-way across a distance of 68 feet. There is no typical public infrastructure, such as sidewalks, lights, curbs, gutters, or storm sewers, in the petitioned right-of-way. The Department of Transportation and Engineering (DOTE) has determined that the remainder of the right-of-way is adequate to function without disturbance to pedestrian or vehicular traffic use.

The area petitioned will not be vacated and sold; only a wall easement will be granted. The property owner's use is restricted in placing the wall construction within the easement area only. The fair market value as determined by the City's Real Estate Division is \$360, which the property owners have agreed to pay.

**CONSISTENCY WITH PLANS:**

The proposed easement is consistent with *Plan Cincinnati* (2012) within one of the strategies of the Live Initiative Area, which is to "Support and stabilize our neighborhoods" (page 160).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

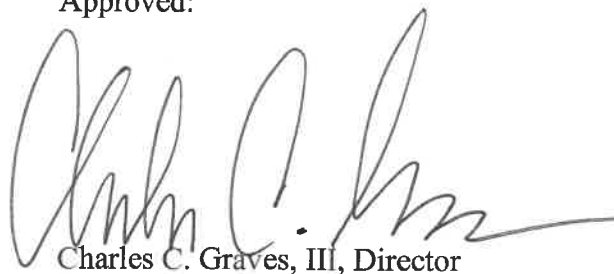
**APPROVE** the granting of an easement within the right-of-way at 2530 Handasyde Court in Hyde Park.

Respectfully submitted,

Approved:



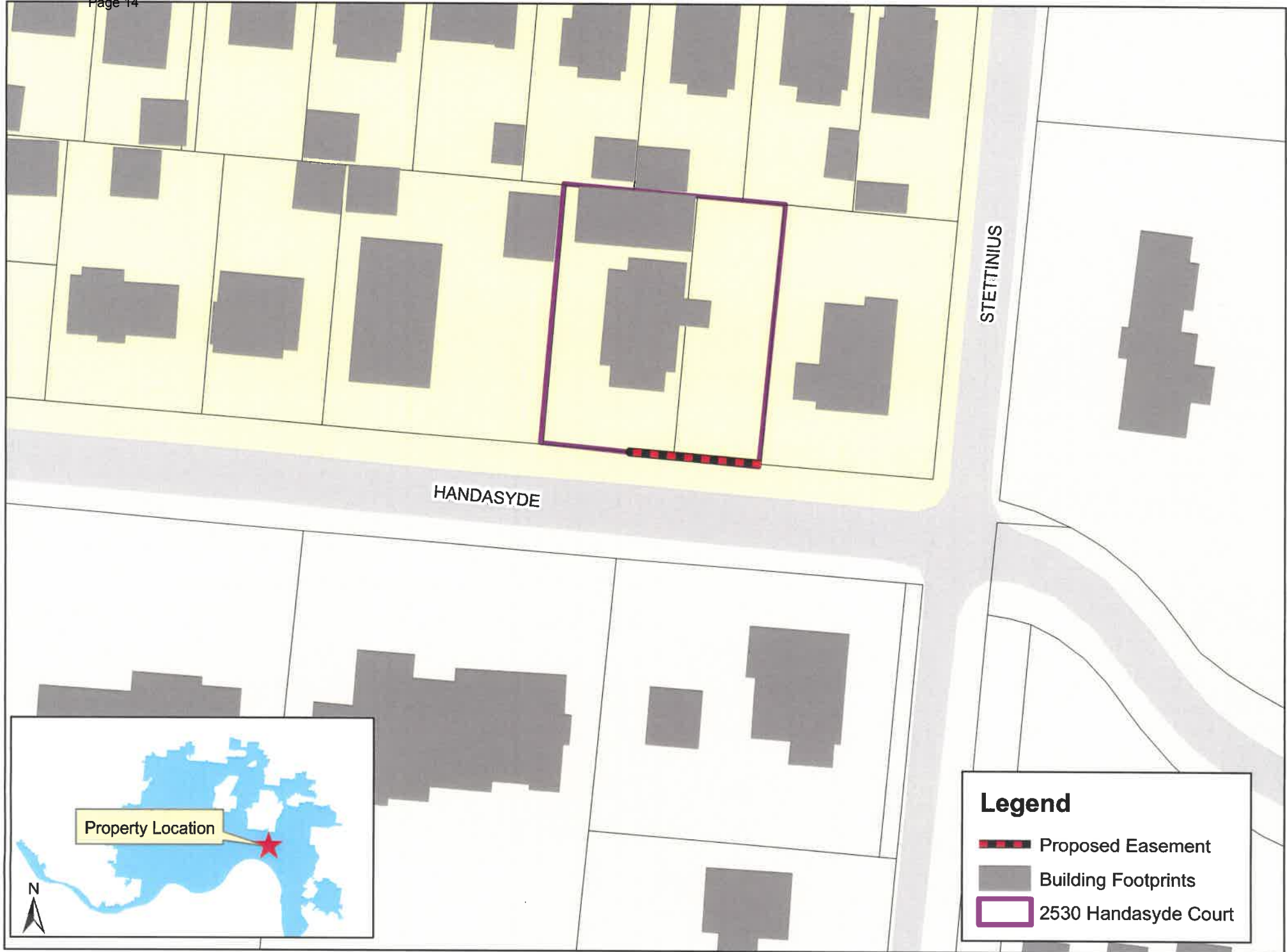
Molly Porter, Planning Intern  
Department of City Planning



Charles C. Graves, III, Director  
Department of City Planning

# Proposed Easement in City-Owned Right-of-Way

Page 14



**Honorable City Planning Commission  
Cincinnati, Ohio**

**July 7, 2017**

**SUBJECT:** A report and recommendation on the sale and vacation of Lee Place in Avondale.

**GENERAL INFORMATION:**

Location: Lee Place  
Purchaser: The Community Builders, Inc.  
Purchaser's Address: 811 Race Street, 4<sup>th</sup> Floor

**BACKGROUND AND ANALYSIS:**

In September 2015, Bayer Becker, on behalf of The Community Builders Inc., requested that the City-owned Lee Place right-of-way in Avondale be vacated and sold in order to facilitate a mixed-use development known as Avondale Town Center. Lee Place will be part of a site that will, once redeveloped, include a mixed-use new construction and renovation project, containing housing and commercial uses. The right-of-way is located in a Commercial Community-Auto-Oriented (CC-A) zoning district.

The Department of Transportation and Engineering (DOTE) has no objection to the request provided the following conditions are met: the abutting property owners must agree to the sale in writing; the existing utilities must be granted easements or relocated at the petitioner's expense; a DOTE street opening permit is required for all private improvements in the public right-of-way; no Auditor's parcels shall be landlocked by this vacation/sale; the petitioner is required, at their expense, to provide the City with an acceptable legal description for the sale area that meets the recordable standards of the Hamilton County Recorder's Office; the intersection of Lee Place and Reading Road must be designed and approved by DOTE; and, the future owner of Lee Place will be required to enter into a recordable Private Signal Agreement with the City of Cincinnati, DOTE. Per the Private Signal Agreement, the future owner will be required to pay a portion of the signal maintenance and energy costs.

The fair market value as determined by the City's Real Estate Division is \$12,500, which The Community Builders, Inc. has agreed to pay. The proceeds from the sale will be deposited into the Street Improvement Fund.

**CONSISTENCY WITH PLANS:**

The proposed sale and vacation is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area and the Goal to "Foster a climate conducive to growth, investment, stability, and opportunity" (page 103).

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

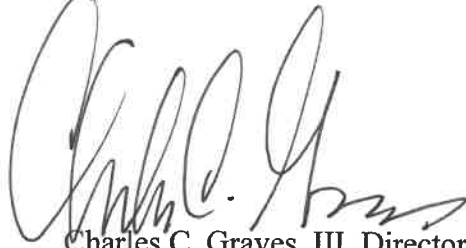
**APPROVE** the sale and vacation of Lee Place in Avondale.

Respectfully submitted,



Molly Porter, Planning Intern  
Department of City Planning

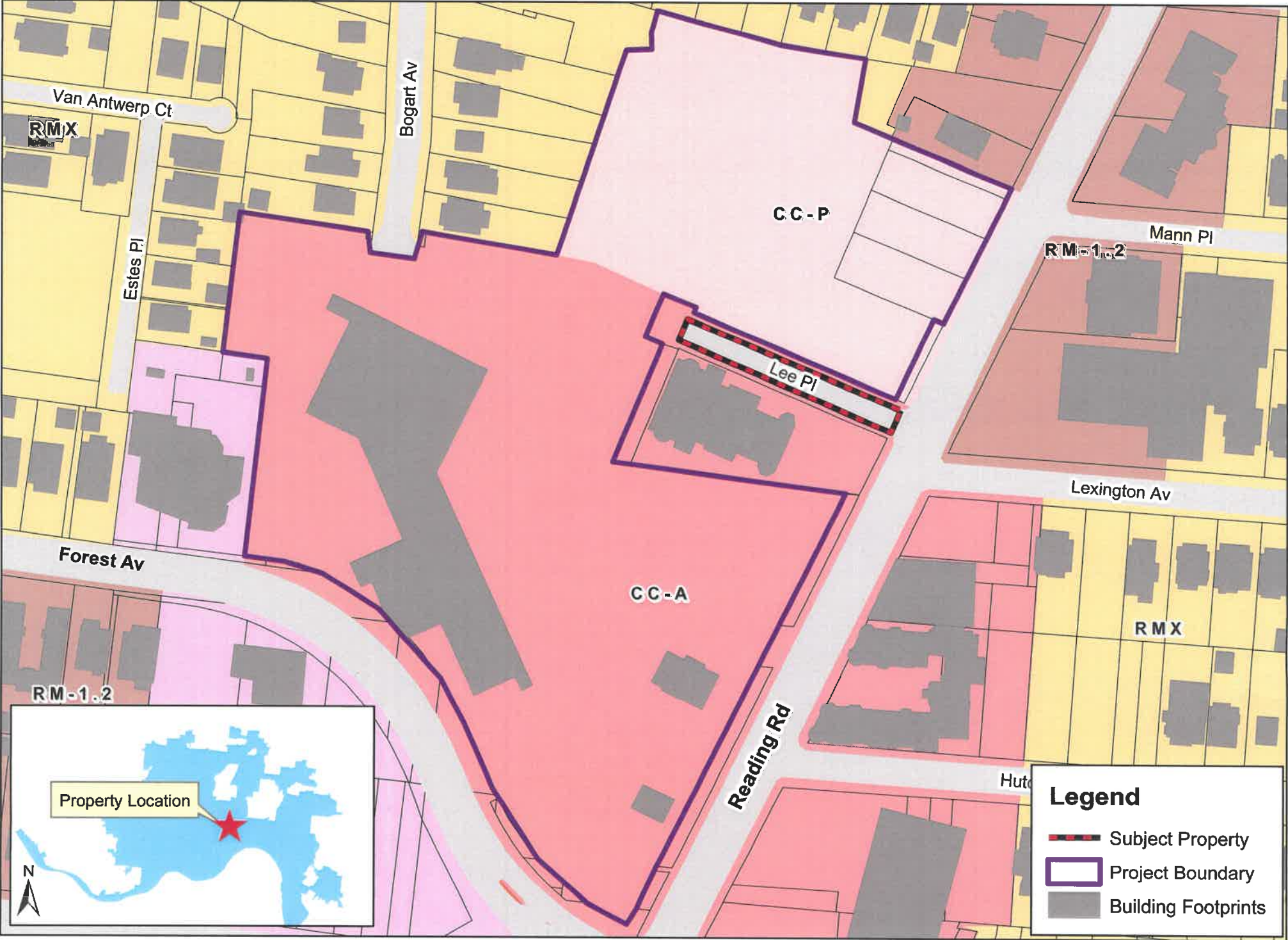
Approved:



Charles C. Graves, III, Director  
Department of City Planning



Sale and Vacation of City-Owned Lee Place Right-of-Way



**CPC ITEM # 4**

**Honorable City Planning Commission  
Cincinnati, Ohio**

**July 7, 2017**

**SUBJECT:**

A report and recommendation on a Subdivision Improvement Plan for the Sanctuary at River Green Subdivision in California.

**BACKGROUND:**

The Subdivision Improvement Plan (SIP), consisting of 7.337 acres, was prepared by Evans Engineering and is currently showing 44 residential lots and a new street called Sanctuary Place. The property is currently owned by Panama R E Investments, LLC. The property is zoned Riverfront Residential/Recreational (RF-R).

The proposed subdivision is located west of Panama Street at the end of Renslar Avenue in California (Exhibit A). A large Greater Cincinnati Water Works (GCWW) treatment facility is located immediately to the north of the proposed subdivision. The proposed subdivision is within the 100 year floodplain, which in this portion of California is 502 feet above sea level (ASL). The proposed grading plan of the subdivision shows that the base elevation ranges between ~491 to ~493 feet ASL, which is below the 100 year base flood elevation. Much of the surrounding area ranges from 486 feet to 492 feet ASL and is prone to flooding. No habitable living areas can be built below 502 feet ASL.

The first official Pre-Development Conference on this project was held on May 28, 2013, with representatives from the Metropolitan Sewer District of Greater Cincinnati (MSD), the City's Department of Transportation & Engineering (DOTE), the Cincinnati Fire Department (Fire), GCWW, the Department of Planning & Buildings, now the Department of City Planning and the Department of Buildings & Inspections (B & I), and Duke Energy.

A second Pre-Development Conference was held on January 31, 2017 (Exhibit B) to discuss this proposed project. Representatives from GCWW, MSD, DOTE, B & I, City Planning, and Fire attended the meeting, along with Gary Osterfeld (the developer) and Jonathan Evans (the engineer for the project). During this meeting, City Planning stated concerns about the land around the proposed subdivision being prone to flooding (Exhibit B). MSD stated that no fixtures are allowed more than one foot below base flood elevation, which is 502 feet ASL in this area. GCWW stated that their review would be at the time of the primary application for the water main extension into the subdivision. Fire stated that the existing six inch water main would probably need to be replaced with an eight inch main.

Official plans were submitted to City Planning staff on April 3, 2017. City Planning staff routed plans dated 3/28/17 for comments to the reviewing agencies (GCWW, MSD, DOTE, B & I, and Fire) with a deadline of April 14, 2017 for comments. Initial comments were sent to the developer and his engineer as they came in. Revised plans were sent to City staff on April 28, 2017 (Exhibit C).

On May 8, 2017, Greater Cincinnati Water Works sent a memo to the City Manager's Office stating several concerns. The full letter is attached (Exhibit D), but a summary of their concerns is as follows:

1. When an area is flooded, GCWW shuts off hydrants in the flooded area, which limits Fire's ability to fight fires.
2. The proposed development is next to several properties purchased by FEMA to prohibit development.
3. It is unknown if the fill that was brought in to raise the site was engineered to proper specifications. GCWW is concerned that earth movement could result in damage or loss of integrity to their infrastructure that could potentially harm the water supply.

In response to this, on May 12, 2017, staff arranged a conference call to discuss the May 8, 2017 memo sent by GCWW, with a second follow-up conference call Thursday, May 18, 2017. As a result of these discussions, City Planning staff sent out a second request for comments on May 22, 2017 with a deadline of May 30, 2017.

A letter sent from Fred Prather, District Fire Chief, auto-dated May 30, 2017 (Exhibit E, a version with a later date was printed off and given to the developer), states that the Fire Department recommends "the proposed development of Sanctuary at River Green not be approved for the following reason: it would be built in the Ohio River floodplain. Thus when significant flooding occurs in that area it will eliminate Fire Department Access to the impacted area. Not having access to the area and the aforementioned property will pose a challenge to effective fire, rescue and EMS operations."

The letter from Chief Prather goes on to say that "[i]t is recommended that if the Development moves forward, each structure in the development is equipped with a fire sprinkler system that meets the approval of the Director of Buildings and Inspections and the Fire Chief. A fully operating fire sprinkler system will help protect the property if the Fire Department is delayed in responding or flooding in that area obstructs Fire Department access. The water to the fire line supplying the sprinkler system and the electric to the structure will remain in service during the flood according to the Waterworks and Duke Energy."

A letter sent to the Department of City Planning from Art Dahlberg, the Director of Buildings & Inspections (B & I), dated May 30, 2017 (Exhibit F), states that the base flood elevation in this area is 502 feet above sea level. The grading elevations for the roads and buildings provided by the developer are approximately 5-8 feet below the necessary 502 feet above sea level elevation. The entrance to the proposed subdivision is approximately 2,000 feet from Kellogg Avenue. Mr. Dahlberg also states that "in recent history, only homes built in the 1900-2300 block of Riverside Drive have been built this proximate to the floodway. In comparison, the Riverside Drive homes also lie significantly closer to lands outside the 100 year flood elevation and closer to the primary exit route, Riverside Drive."

Another recently approved subdivision close to the floodway is Rivers Edge Subdivision in the East End, located in 2409-2445 block of Riverside Drive. This subdivision is incomplete, but like the 1900-2300 block of Riverside Drive, these homes have direct access from Riverside Drive, which is located out of the 100 year flood plain.

On May 31, 2017, City Planning staff received an e-mail from the Stormwater Management Utility (SMU) of MSD (Exhibit G), stating concerns that flood events could block stormwater pipes which "could possibly affect people up stream of this development."

During the 1997 flood, water reached Pomeroy Street and Linneman Street based on the CAGIS layer in the attached map (Exhibit H). During this flood, all access roads to the proposed development site were under water, with the main entrance of this development ~1,500 feet from the edge of the floodwaters. According to the online report from the National Weather Service (<http://water.weather.gov/ahps2/hydrograph.php?wfo=iln&gage=ccno1>), the 1997 flood crested at 64.7 feet deep.

#### **ANALYSIS:**

Staff reviewed this proposal under Chapter 2: Subdivision Improvement Plan and Process of the *Rules and Regulations of the Cincinnati City Planning Commission For the Subdivision of Land*, which are the official subdivision regulations of the City.

Per SEC. 200.0 of the *Rules and Regulations of the Cincinnati City Planning Commission For the Subdivision of Land*, "The Subdivision Improvement Plan is intended to precede and supplement the Plat of Subdivision that is to be recorded. *Its purpose is to show all facts needed to enable the City Planning Commission and the administrative officers of the city to determine whether the proposed layout of the land in question and the proposed public improvements are satisfactory from the standpoint of the public interest.* The procedure for securing approval of a Subdivision Improvement Plan is specified in Sections 200.1 through 200.7."

Per SEC. 200.1 of the *Rules and Regulations of the Cincinnati City Planning Commission For the Subdivision of Land*, The developer shall:

- a) Discuss the proposed plan of subdivision, while still in sketch form, with the staff of the Department of City Planning and Buildings, noting:

- 1) Relation of the tract to the Master Plan and other official plans.

*The Conceptual Future Land Use Map in Plan Cincinnati (2012) shows this area as residential. Plan Cincinnati does not go into the impacts of development in the floodplain, referring to Chapter 1109 of the Cincinnati Municipal Code, Floodplain Development.*

- 2) External factors having a significant relation to the subdivision design.

*The most significant external factor for this subdivision is the potential of flooding in the surrounding low lying areas, making it difficult to reach the subdivision for an emergency situation during a flood event. As stated by GCWW and Fire, hydrants would be shut off to the site during a flood event.*

- 3) Availability of sewer and water mains.

*The developer has agreed to put in a new water main, but hydrants would be shut off by GCWW and Fire during a flood event.*



4) Relation of the tract to the area of the base flood and the regulatory floodway.

*This property is in close proximity to the floodway and is located within the 100 year floodplain. If this development had existed during the 1997 flood, first responders would have needed to negotiate ~1,500 feet of flooded terrain to reach this development. Developing in close proximity to the floodway, as stated in the letter from B & I (Exhibit F) has been done in the City before, but the difference is that there is direct adjacent access to land and public streets located above 502 feet ASL from the property.*

b) Discuss proposed methods of providing public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage, showing how:

1) All new and replacement water supply systems will be designed to minimize or eliminate infiltration of floodwaters into the system.

*As noted in the letter from GCWW dated May 8, 2017 (Exhibit D), the water supply system design to minimize or eliminate floodwaters into the system is to shut off fire hydrants in the affected area. A letter from Fire echoes this concern stating: "With regard to firefighting, please keep in mind that prior to the flooding fire hydrants in the impacted area will be turned off by Cincinnati Water Works and the Fire Department. When an area is flooded we turn off the fire hydrants to reduce the chance of flood debris damaging the hydrant and water system as well as compromising water quality in the area. Not having an adequate supply of water impacts the Fire Departments' ability to fight a fire in such areas."*

2) New and replacement sanitary sewage systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

*There are concerns over this in a letter sent to the Department of City Planning from the Stormwater Management Utility of MSD (Exhibit G). It states "There will be times of the year that this area will flood. If the storm infrastructure is flooded as well, SMU will not be able to service blocked pipes until the flood has drawn down. This could possibly affect people up stream of this development. How can this be overcome?"*

3) On-site waste disposal systems will be located to avoid impairment to them or contamination from them during flooding.

*This does not appear to be a concern of any reviewing agencies.*

- 4) All subdivision proposals will have adequate drainage provided to reduce exposure to flood hazards.

*The letter from B & I (Exhibit F) expresses concerns related to drainage of the surrounding area. These concerns are not necessarily caused by this proposed development, but by the larger flood wall/levy system to protect the GCWW facility immediately to the north of this proposed property. The map on Exhibit J shows City-owned property in this area, purchased through FEMA, in order to prevent future development in this portion of the City because of flooding concerns.*

If the subdivision is approved, it may be difficult for the developer to obtain building permits. Cincinnati Building Code SEC. 1101-15.4 states that: “no permit for the construction of any building shall be issued by the Director of Buildings and Inspections except where adequate water supply and facilities for fire fighting purposes are available, as determined by the fire chief.” If the water is shut off during a significant flood event, as stated by GCWW, the supply of water and facilities (hydrants, etc.) would be inadequate for fighting a fire.

During internal staff discussions, there were significant concerns from several reviewing agencies related to this development, but most existing regulations only regulate the site controlled by the developer, not the surrounding area. The City’s Floodplain Development Standards mirror the requirements of the Federal Emergency Management Association (FEMA). Flood Plain Management is regulated in Chapter 1109 of the Cincinnati Municipal Code. As listed in the letter from the City’s Department of Buildings & Inspections (Exhibit F), the first five are listed below with City Planning comments underneath.

1109-02.1 Purpose: It is the purpose of Chapter 1109 CBC to promote the public health, safety and general welfare, and to:

- (1) Protect human life and health;

*The letter from Chief Prather (Exhibit E) expresses serious concerns that Fire will have increased difficulty rescuing someone in this area during a flood event. The distance from the proposed development to Kellogg Avenue is ~2,000 feet, which could increase response times from five additional minutes to an unknown amount of time.*

- (2) Minimize expenditure of public money for costly flood control projects;

*Public money is not being spent on flood control projects for this proposed development.*

- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

*The letter from Chief Prather (Exhibit E) expresses serious concerns that Fire will have increased difficulty rescuing someone in this area during a flood event. As stated in their letter to the Department of City Planning, response times would*

*increase dramatically for medical emergencies and that because GCWW shuts off fire hydrants in a flooded area, they would not have access to hydrants to fight a fire during a flood event, should one occur.*

(4) Minimize prolonged business interruptions;

*There are no businesses in this area to be interrupted. The GCWW facility to the north of the property has been elevated out of the 100 year flood plain.*

(5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

*The letter from GCWW expresses concern about the potential damage to their infrastructure during a flood event. A map of this area shows that the City of Cincinnati owns almost all of the land from Linneman Street north of Kenwood Avenue to the Ohio River as a method to prevent new developments from locating in this area. (Exhibit J)*

If this development had existed during the 1997 flood, the roads surrounding the development would have been submerged as the flood waters made it all the way up to Linneman Street. FEMA and the City of Cincinnati have been buying up property to discourage development in this low-lying area, including almost all property on both sides of Renslar Avenue (the main street into the development) from Linneman Street down to the subject property (Exhibit J).

The developer has sent a response letter to address some of the concerns listed by the various reviewing agencies (Exhibit K), and proposing the following condition to property owners (Exhibit L): "Upon purchasing any Sanctuary at River Green subdivision property, all owners shall be obligated to indemnify the city of Cincinnati of any liability related to flood access. This shall be part of the subdivision covenants and shall run with the land as long as any residential use is applicable. These covenants shall also obligate the owner to follow utility disconnect installation specifications and turn off all utilities in the case of a flood related compromise of site access above 59' river flood stage. In addition, all residents shall be obligated to evacuate the premises upon that 59' river stage. Although the possibility of a medical emergency or a fire in this area during a flood event is low, the City has experienced two 50-100 year flood events within the last year." Staff spoke with Chief Prather on June 14, 2017 to confirm their position, to which staff was told that Fire still recommends denial of the subdivision.

Since the first Pre-Development Conference that was held on this site on May 28, 2013 (Exhibit M), City Planning staff has stated that the potential of flooding in the proximity of this proposed development is a major concern. The City Engineer has provided a letter stating that "The latest set of plans show that the proposed roadway network is designed to public street standards relative to construction materials and thickness, street width, sidewalk, and turn-around requirements. Therefore, the layout of the subdivision has been approved by DOTE (Exhibit N)." Ultimately, if the City's Fire Department is recommending against this development due to concerns of life safety issues, City Planning cannot recommend approval of this proposal.

The City Planning Commission is the Platting Authority of the City of Cincinnati by virtue of the City Charter. Per SEC. 200.5 of the *Rules and Regulations of the Cincinnati City Planning Commission For the Subdivision of Land*, "If within 30 days after the submission of the completed Subdivision Improvement Plan, or within such further time as the applying party may agree to, the City Planning Commission fails to authorize the development to proceed, the developer is so informed by letter noting reasons thereon, including citation of or reference to the rules and regulations violated by the plan."

**CONSISTENCY WITH PLAN CINCINNATI:**

Plan Cincinnati does not address development within the floodplain, only making reference to Chapter 1109 of the Cincinnati Municipal Code to "maintain the City's compliance with the National Flood Insurance Program (NFIP) (page 46)."

This project could align with one of the goals of the Live Initiative Area, which is to "Provide a full spectrum of housing options, and improve housing quality and affordability (page 165)" by creating 44 new high end residential units in this area. However, as stated previously, the potential for flooding is a concern.

**RECOMMENDATION:**

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

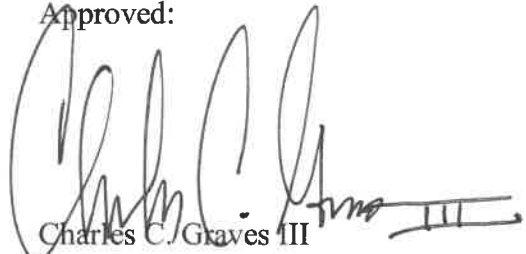
1. **ADOPT** the Department of City Planning staff findings that the subdivision application does not conform to the application review guidelines *Rules and Regulations of the Cincinnati City Planning Commission For the Subdivision of Land* as discussed on pages one to seven (1-7) of this report; and,
2. **DISAPPROVE** the Subdivision Improvement Plan for the Sanctuary at River Green Subdivision in California for the following reason:
  - a) The proposed layout of the land in question and the proposed public improvements are not satisfactory from the standpoint of the public interest. SEC 200.0 of the *Rules and Regulations of the Cincinnati City Planning Commission For the Subdivision of Land*.

Respectfully submitted:



James Weaver, AICP, Senior City Planner  
Department of City Planning

Approved:



Charles C. Graves III  
Director, Department City Planning

# Sanctuary at River Green Subdivision Improvement Plan







# Pre-Development Conference Attendance

Date: January 31, 2017 @ 10:00 AM

Project/Case#: The Sanctuary at River Green - CPRE160059

Project Location: 5731, 5749, 5783 & 5799 Panama Street

Project Manager: Gary Osterfeld

(Please print clearly so copies are legible)

Name	Title	Organization	Telephone/Cell	E-mail/Web Address
Rodney D. Ringer	Dev. Serv. Facilitator	Buildings & Inspections	352-4847	rodney.ringer@cincinnati-oh.gov
<input checked="" type="checkbox"/> Rob Kern	Senior Eng. Tech	MSD	244-5588	rob.kern@cincinnati-oh.gov
<input checked="" type="checkbox"/> Bill Morris	Engineering Tech. Sup.	GCWW	591-7858	bill.morris@cincinnati-oh.gov
<input checked="" type="checkbox"/> Fred Prather	District Chief	Fire	357-7595	fred.prather@cincinnati-oh.gov
<input checked="" type="checkbox"/> Morgan Heilman	Supervising Engineer	DOT - Right of Way	352-5285	morgan.heilman@cincinnati-oh.gov
<input checked="" type="checkbox"/> Bryan Williams	Supervising Engineer	DOT - Trans. Planning	352-4506	bryan.williams@cincinnati-oh.gov
<input checked="" type="checkbox"/> Angie Strunc	Supervising Architect	DOT - Arch.	352-3310	angie.strunc@cincinnati-oh.gov
<input checked="" type="checkbox"/> Steve Briggs	Senior City Planner	City Planning	352-4840	steve.briggs@cincinnati-oh.gov
<input checked="" type="checkbox"/> Jim Wood	Plan Review	MSD	352-4311	jim.wood@cincinnati-oh.gov
<input checked="" type="checkbox"/> Bob Martin	Plans Exam. Sup.	Buildings & Inspections	352-2456	bob.martin@cincinnati-oh.gov
JONATHAN EVANS	CIVIL ENGINEER	EVANS ENG.	321-2168	jevans@evans-eng.net
GARY OSTERFELD	Developer	OSTERFELD CONSTRUCTION	602-9163	gary@exiproperties.net
Ed Orme	CFD	CFD	6781989	edorme@cincinnati-oh.gov
JAMES WEAVER	SR. CITY PLANNER	CITY PLANNING	352-4882	JAMES.WEAVER@CINCINNATI-OH.GOV
MARK ABBOTT	PLAN EXAMINER	BUDGET INSPECTION	352-4307	marks.abbott@cincinnati-oh.gov

Pre-Development Conference for Sanctuary at River Green (CPRE/160059) on 1.31.2017 @ 10:00am

#### Applicant:

- Was a previously City TRAMA site.
- Client will widen Renslar Avenue in the Summer of 2017
- DOTE will do some addition work on Renslar Ave.
- 50 houses proposed.
- The client has an easement agreement with WaterWorks.
- There's a coordinated report for the site.
- They have a Cert for the floodway.
- would like to do a 7/11 transfer?

#### Planning

- They can do the 7/11. Consolidate the lots and then do a cut-up.
- Steve Briggs indicated that he is concerned about the property being within the floodway. The street level is below of the site which is in the flood plain.
- The client indicated that they have not had a flood in 50 years.

- ① 1 space per unit is required
- Timeframe is 2 to 3 months for any approval.

#### Zoning

Potential Variances for the lot requirements.

## Pre-Development Conference for Sanctuary at River Green (CPRE140059)

### MSD

- No fixtures are allowed more than 1 foot below the BFE (Base Flood Elevation).
- Can't daylight downspouts. Must connect
- All of the catch basin are interfering with the driveway. Client has plans to change that.
- Client needs to know what they are doing with their property lines before they install the plumbing lines.
- All connections to sewers need to be underfoot to 1 ft. above the base elevation.
- Will need to talk to SHC.

### WATER

- The old 6" waterline as done in 1920's.
- The review of the subdivision will be done by the P.A. (Primary Application for water main Extension)
- Each unit will need to have their own separate branch.
- Maybe a dedicated right-of-way. Will be determined by DOTE.
- Client may need to replace the old 6" waterline to FIRE treat on future fires.
- Hydrants (2) will need to be halfway between the subdivision.
- Fire & Water Work recommend a 8" waterline.
- 2 extra hydrates are needed.



Pre-Development Conference for Sanctuary  
at River Green (CPRE160059) on 1.31.2017 @ 10AM.

### DOT

- DOT does not want this road.
- Private or Public the street will need to meet City Standards.
- The Renstar Ave improvement are tied to this development.
- Per the municipal Code you can't have over 60% of your street frontage be curved.
- DOT needs a detailed set of drawings from the client to show more details of their proposal.
- Client will need to have a separate meeting with DOT.

### Plans Examiner

- Any wall within 3 ft. will need to be rated for 1 hour.

## Exhibit C

## GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF CINCINNATI SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL WORK IN RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM CITY OF CINCINNATI.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXISTING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INSTRUCT, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING. THIS WORK CONSISTS OF CLEARING, GRUBBING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR DISCARDED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS, IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

OR TO SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT OR SHARPLY MARKED TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 806.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE COMMON ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 9013-3-06. PROVIDE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUANTIFIED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGRIOHIO.GOV/ABJ/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL KEEP WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. THE CONTRACTOR IS DIRECTED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT 1 (800) 362-2764 AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, MATERIALS, TECHNIQUES, OR SEQUENCE OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

SYSTEM SEWERS AND STRUCTURES:

800.08 BEDDING, TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 8 INCHES (203 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 803.11.

USE TYPE 1 BEDDING FOR 706.03, OR 705.021 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (76 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (152 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPOUT PIPE. LEAVE THE BEDDING BELOW THE MANHOLE OR TRENCH OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 803.11.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR FOR COVERING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING CODES ITEM 804.711.3, 711.30, OR 711.71.1.

DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

THE 100-YEAR FLOOD ELEVATION FOR THIS AREA IS 591 FEET, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 20001C0358F, REVISED FEBRUARY 18, 2012.



# PLANS FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT FOR: THE SANCTUARY AT RIVER GREEN PANAMA AND RENSLEAR, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO MARCH 2017

## DEPARTMENT/UTILITY TABLE

DUKE ENERGY (ELECTRIC)  
JEFF HEENEY TEL: 513-419-1508  
TOM PATTON-SUBDIVISION SERVICES 267-1487

DUKE ENERGY (GAS)  
DAVID KLEIN TEL: 513-979-5410  
513-340-2870 MOBILE  
DAVID.KLEIN@DUKE-ENERGY.COM

GREATER CINCINNATI WATER WORKS  
WILLIAM MORRIS  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232-1886  
TEL: 513-561-7886

CINCINNATI BELL TELEPHONE  
221 C. FOURTH ST., 343-300  
CINCINNATI, OHIO 45201-2301  
TEL: 513-397-5800

METROPOLITAN SEWER DISTRICT OF  
GREATER CINCINNATI (MSD-SANITARY)  
STEVEN PARKER  
1600 GESS ST.  
CINCINNATI, OHIO  
TEL: 513-244-1351

TIME WARNER CABLE  
11259 CORNELL PARK DR.  
CINCINNATI, OHIO 45241  
TEL: 513-489-5820

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

STORMWATER MANAGEMENT UTILITY (SMU)  
CITY OF CINCINNATI  
STONATER (SMU)  
DUNCAN SATLER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: (513) 591-7843

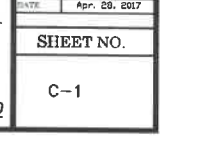
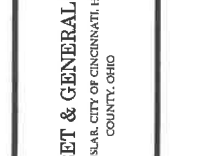
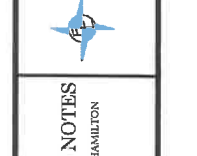
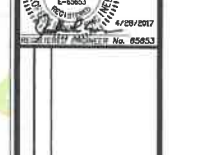
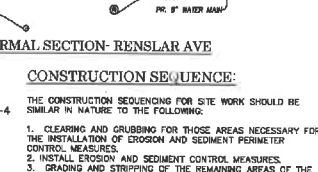
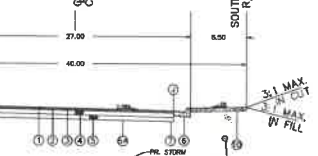
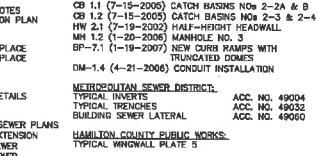
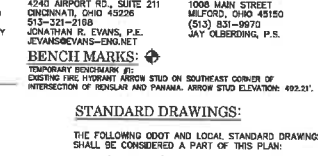
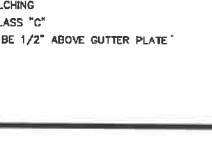
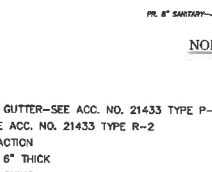
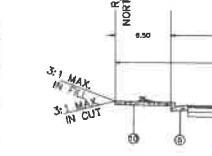
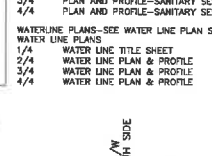
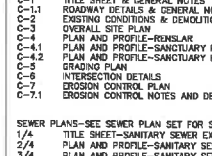
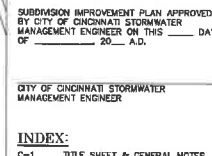
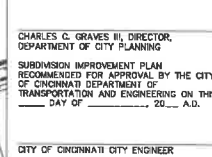
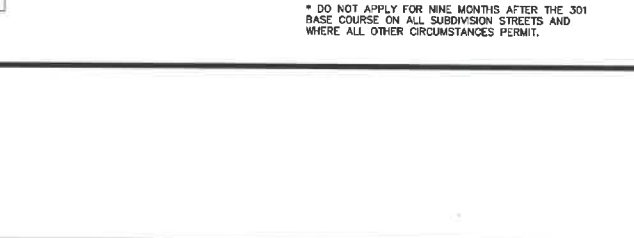
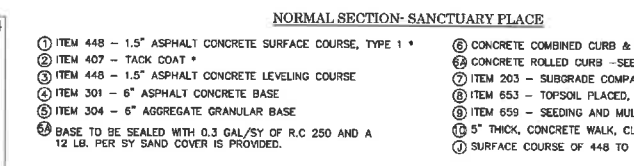
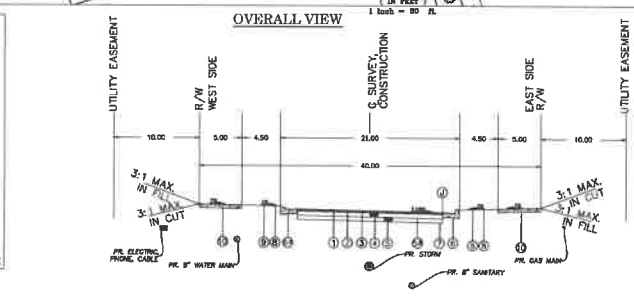
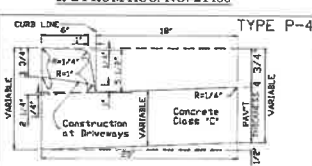
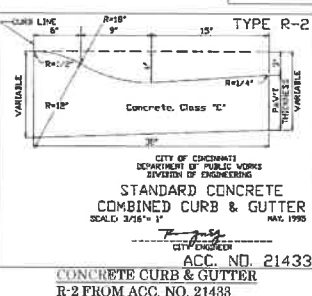
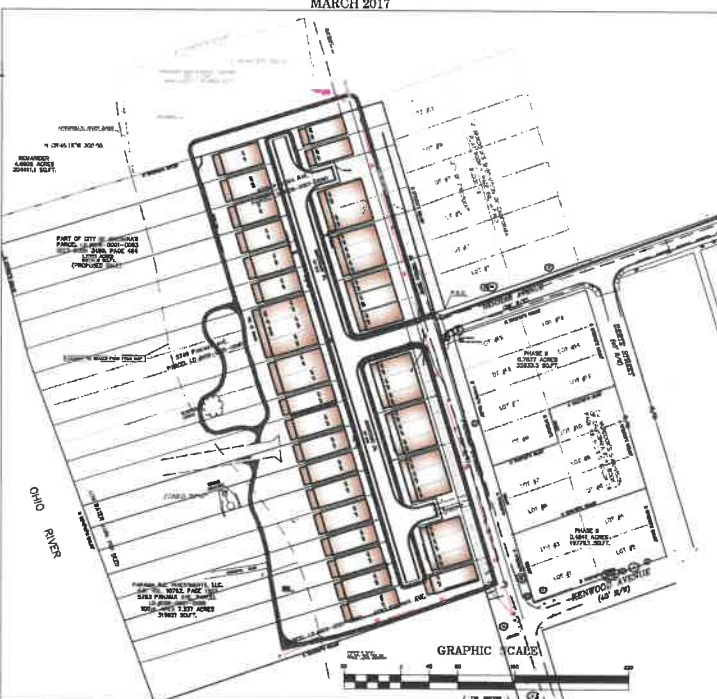




Exhibit C

GENERAL

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, INCLUDING:

1. THESE PLANS;
2. STANDARD DRAWINGS REFERENCED HEREIN;
3. THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION AND THE CITY OF CINCINNATI SUPPLEMENT TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION, CURRENT EDITION;
4. IN ACCORDANCE WITH A CONSTRUCTION SCHEDULE APPROVED BY THE CITY ENGINEER; AND
5. UNDER THE GENERAL SUPERVISION AND INSPECTION OF THE CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING.

APPROVAL OF THESE PLANS BY THE CITY OF CINCINNATI, OHIO, IS BASED ON THE FOLLOWING TERMS AND CONDITIONS:

1. THE DEVELOPER SHALL ACQUIRE FROM THE ADJUTING OR AFFECTED PROPERTY OWNERS, ALL PROPERTY THAT IS NECESSARY FOR THE FULL AND COMPLETE DEVELOPMENT OF THE PROPOSED PROJECTS PRIOR TO BEGINNING WORK;
2. THE DEVELOPER AGREES TO PERFORM, AT THE DEVELOPER'S SOLE EXPENSE, ANY AND ALL WORK NECESSARY FOR PROTECTION OF ADJUTING AND AFFECTED PROPERTY OWNERS; AND
3. THE DEVELOPER SHALL INDEMNIFY AND HOLD THE CITY OF CINCINNATI, OHIO, HARMLESS FROM ANY AND ALL CLAIMS, WHICH MAY BE ASSESSED AGAINST THE CITY OF CINCINNATI, OHIO, RESULTING FROM THE DEVELOPER'S DEVELOPMENT OF THE PROPOSED STREET(S).

EROSION, SEDIMENT AND DUST CONTROL

IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN WITH THE BEGINNING OF EARTHWORK TO MINIMIZE EROSION AND SEDIMENTATION IMPACTS ON DOWNSIDE PROPERTIES AND UPON THE RECEIVING SEWERS.

MINIMIZE IMPACTS OF DUST ON AIR QUALITY AND ADJACENT PROPERTIES THROUGH USE OF WATER, EQUIPMENT SELECTION, SCHEDULE AND OTHER MEASURES TO CONTROL DUST.

COVER ALL DISTURBED AREAS WHERE WORK IS NOT SCHEDULED FOR 21 DAYS WITH TEMPORARY VEGETATION. IN AREAS HIGHLY SUSCEPTIBLE TO EROSION, THE CITY OR CONTRACTOR MAY DETERMINE THAT TEMPORARY VEGETATION IS NEEDED WHERE WORK IS SCHEDULED SOONER THAN 21 DAYS. IN ALL CASES, SUCH TEMPORARY VEGETATION SHALL BE APPLIED WITHIN SEVEN DAYS OF SUCH DETERMINATION OR NOTICE. NO DISTURBED AREA SHALL BE LEFT UNCOVERED BY TEMPORARY VEGETATION FOR MORE THAN 28 DAYS.

CASTINGS

CONSTRUCT ALL UTILITY CASTINGS TO THEIR FINAL ELEVATION. WEDGE ALL CASTINGS PROJECTING 0.5 INCH OR MORE ABOVE THE ELEVATION OF THE TEMPORARY ROADWAY SURFACE WITH ASPHALT CONCRETE TO A DIAMETER OF 8 FEET. REMOVE ASPHALT WEDGES IMMEDIATELY PRIOR TO FINAL PAVING.

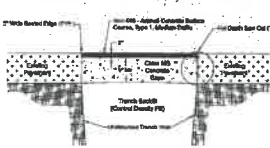
STREET DRAINAGE

ENSURE PROPER DRAINAGE OF EXISTING AND PROPOSED STREETS DURING ALL PHASES OF CONSTRUCTION. PRIOR TO BEGINNING CONSTRUCTION, SUBMIT THE MEANS AND METHODS PROPOSED TO INSURE POSITIVE DRAINAGE OF ALL ROADWAY BASES AND PAVEMENTS PRIOR TO PLACEMENT OF THEIR SURFACE COURSES TO THE DOTE ENGINEER. PROCEED WITH CONSTRUCTION ONLY AFTER THE DOTE ENGINEER GRANTS APPROVAL OF THESE MEASURES.

BACKFILLING TRENCHES

IN PROPOSED RIGHTS OF WAY, BACKFILL TRENCHES ONLY WITH CONTROLLED DENSITY BACKFILL. OUTSIDE OF RIGHTS OF WAY, BACKFILL TRENCHES WITH CONTROLLED DENSITY FILL OR STRUCTURAL BACKFILL. STRUCTURAL BACKFILL (OUTSIDE R/W) MAY BE USED IF A GEOTECHNICAL ENGINEERING AND MATERIALS TESTING FIRM PERFORMS COMPACTION TESTING IN ACCORDANCE WITH DOTS SUPPLEMENTAL SPECIFICATION 1055 AND VERIFIES THAT LAYS DID NOT EXCEED 8 INCHES. MATERIALS, PLACEMENT AND COMPACTION SHALL BE IN ACCORDANCE WITH DOTS 603.10 AND 603.11 AS MODIFIED BY THE CITY SUPPLEMENT. THE GEOTECHNICAL ENGINEERING AND MATERIALS TESTING FIRM MUST SEND ALL RESULTS OF THE COMPACTION TESTS TO THE DOTE ENGINEER. IN EXISTING RIGHTS OF WAY, BACKFILL ALL TRENCHES WITH CONTROLLED DENSITY BACKFILL ONLY.

STANDARD RESTORATION FOR ALL NON RIGID PAVEMENT



1. The standard restoration shall be in accordance with DOT 603.10 and 603.11 as modified by the City Supplement.
2. The standard restoration shall be in accordance with DOT 603.10 and 603.11 as modified by the City Supplement.
3. The standard restoration shall be in accordance with DOT 603.10 and 603.11 as modified by the City Supplement.
4. The standard restoration shall be in accordance with DOT 603.10 and 603.11 as modified by the City Supplement.
5. The standard restoration shall be in accordance with DOT 603.10 and 603.11 as modified by the City Supplement.

CITY OF CINCINNATI DEPARTMENT OF TRANSPORTATION AND ENGINEERING  
STANDARD RESTORATION OF STREET OPENINGS  
SCALE: NONE  
OCTOBER 2010

TREE PLANTING

ALL PLANT MATERIAL SHALL COMPLY WITH AMERICAN STANDARD FOR NURSE STOCK ANSI Z66.1. ALL PLANT MATERIAL SHALL BE SELECTED BASED ON SITE CONDITIONS AND CONSTRAINTS.

PLANTING BALLED AND BURLAPED TREES

1. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP AND EXCESS SOIL.
2. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNDEGRADED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
3. LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
4. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALF WAY DOWN THE ROOT BALL AND DISCARDED.
5. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING AND POTENTIAL GIRDLING ROOTS.
6. BACKFILL PLANTING HOLE WITH EXISTING UNAMENDED SOIL AND THOROUGHLY WATER.
7. MULCH THE ENTIRE PLANTING SURFACE WITH COMPOSTED BARK APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING THREE INCHES (3") ADJACENT TO THE TREE TRUNK FREE OF MULCH.

PLANTING CONTAINERIZED OR GROW BAG TREES

1. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING EXCESS SOIL.
2. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNDEGRADED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
3. CREATE A FIRM SOIL MOUND AT THE BOTTOM OF THE PLANTING HOLE.
4. REMOVE TREE FROM CONTAINER OR GROW BAG AND COMPLETELY TEASE APART ROOT SYSTEM, REPOSITIONING ANY GIRDLING OR POTENTIALLY GIRDLING ROOTS.
5. SPREAD ROOTS OVER SOIL MOUND SO THAT ROOT FLARE IS AT FINISHED GRADE AND THE TREE IS STRAIGHT.
6. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING AND POTENTIAL GIRDLING ROOTS.
7. BACKFILL PLANTING HOLE WITH EXISTING UNAMENDED SOIL AND THOROUGHLY WATER.
8. MULCH THE ENTIRE PLANTING SURFACE WITH COMPOSTED BARK APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING THREE INCHES (3") ADJACENT TO THE TREE TRUNK FREE OF MULCH.

PLANTING BARE ROOT TREES

1. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNDEGRADED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
2. CREATE A FIRM SOIL MOUND AT THE BOTTOM OF THE PLANTING HOLE.
3. SPREAD ROOTS OVER SOIL MOUND SO THAT ROOT FLARE IS AT FINISHED GRADE AND THE TREE IS STRAIGHT.
4. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING AND POTENTIAL GIRDLING ROOTS.
5. BACKFILL PLANTING HOLE WITH EXISTING UNAMENDED SOIL AND THOROUGHLY WATER.
6. MULCH THE ENTIRE PLANTING SURFACE WITH COMPOSTED BARK APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING THREE INCHES (3") ADJACENT TO THE TREE TRUNK FREE OF MULCH.

MARKING OF UTILITY SERVICES

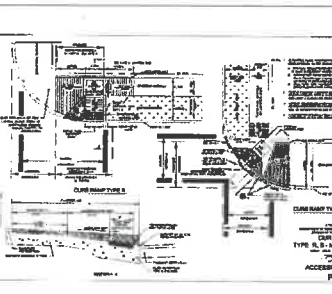
THE CONTRACTOR SHALL STAMP THE LOCATION OF ALL UTILITY LATERALS ON THE NEW CURB AS IT IS BEING CONSTRUCTED USING AN APPROVED STAMP SYSTEM. THE DESIGNATIONS SHALL BE AS FOLLOWS:

UTILITY SERVICE MARKINGS

MARKING	SERVICE
S	WASTEWATER
ST	STORMWATER LATERAL
W	WATER LATERAL
UX	UTILITY CROSCOVER

ADDITIONAL NOTES:

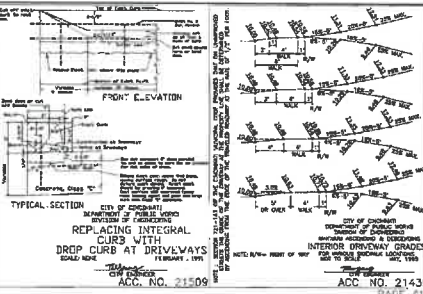
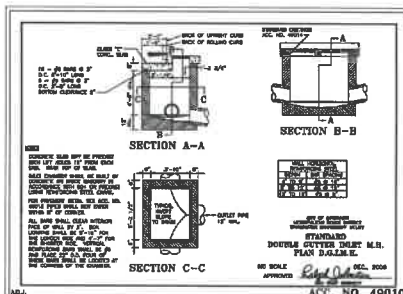
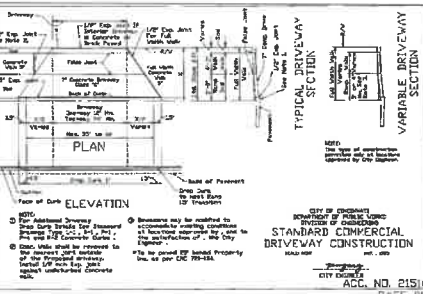
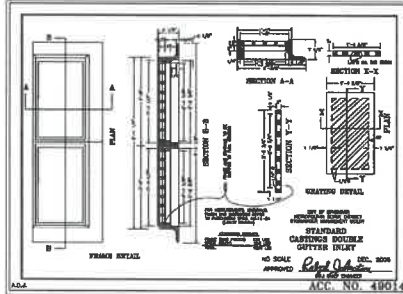
BENCH ALL SLOPES STEEPER THAN 8:1 PRIOR TO PLACING EMBANKMENT PER CMS 203.05.



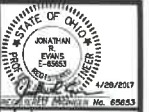
CURB RAMP DETAILS

SMU Standard Plan Notes

1. All plans and construction within the City of Cincinnati shall comply with the latest editions of SMU's: a) Detention O&M Plan, b) Fees, c) Standard Drawings, d) Pipe Materials Policy, and e) Rules & Regulations. These documents may be downloaded from SMU's website at: <http://smu.org/infocenter/infocenter.cfm>. If there is a conflict(s) between these documents SMU shall be contacted to resolve the issue prior to work commencing. SMU can be reached at 513-352-4287 or [StandardPlanNotes@cityofcincinnati-oh.gov](mailto:StandardPlanNotes@cityofcincinnati-oh.gov).
2. Of particular note: a) SMU does not allow two-piece castings or slab top manholes; and b) Only RCP or DIP is permitted within an easement or right-of-way.
3. All public storm drainage construction and materials shall be in accordance with latest edition of the Ohio Department of Transportation (ODOT) Construction and Material Specifications, and with the latest edition of the City of Cincinnati Supplement to the ODOT Construction and Material Specifications. Storm sewers shall comply with ODOT Item 635, and shall be Type C, Class II, unless otherwise noted. PVC and plastic conduits, if noted on the plans, shall conform to ODOT Item 633. Type E shall not be used for public storm sewers or for storm sewers located under road surfaces. All conduits shall have bedding per ODOT's Item 638.06 unless otherwise noted. If there is a conflict(s) between the ODOT City Supplement and the documents listed in #1, SMU shall be contacted to resolve the issue prior to work commencing. SMU can be reached at 513-352-4287 or [StandardPlanNotes@cityofcincinnati-oh.gov](mailto:StandardPlanNotes@cityofcincinnati-oh.gov).
4. The owners of all properties shown on this improvement plan shall be subject to all applicable sewer maintenance inspection fees, service charges, assessments, tap-in charges or other fees, which have been or may be established by City Council, City of Cincinnati.
5. All work done on storm sewers within the City of Cincinnati must be done by a contractor who is an approved sewer tapper properly licensed and bonded through the Metropolitan Sewer District.
6. A stormwater tap permit is required for each building. Bond or final acceptance of the main line is required prior to issuance of a tap permit. A sketch shall be submitted by the planholder, which shall show the elevation and location of the stormwater tap with respect to the nearest storm manhole.
7. Some storm sewers within this development are to be private and maintained by the owner, (labeled as private).
8. Storm sewer construction must commence within 12 months and be completed within 36 months of the date of approval hereon or these plans become void.
9. A NPDES permit is required if the total land disturbance will be equal to or greater than one acre. A copy of the permit must accompany the request for approval of the plan.
10. Temporary erosion control measures shown on the plans shall be installed as early as possible and be maintained throughout the project.
11. Near the completion of work on public stormwater infrastructure, the [contractor/owner/developer] shall request CAGIS IDs from MSD. Upon completion of the work using said IDs the [contractor/owner/developer] shall then, in turn, CCTV the stormwater mainline. The CCTV shall be PACP-compliant and submitted to SMU for approval.
12. SMU reserves the right to refuse ownership on behalf of the City.



SANITARY SEWER NO. 6660



REVISIONS	BY	NO.	DESCRIPTION
DATE			

EVANS ENGINEERING  
4240 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
(513) 821-2188  
(513) 321-2178 FAX  
ATTN: JONATHAN R. EVANS, P.E.

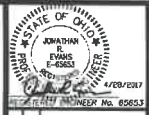
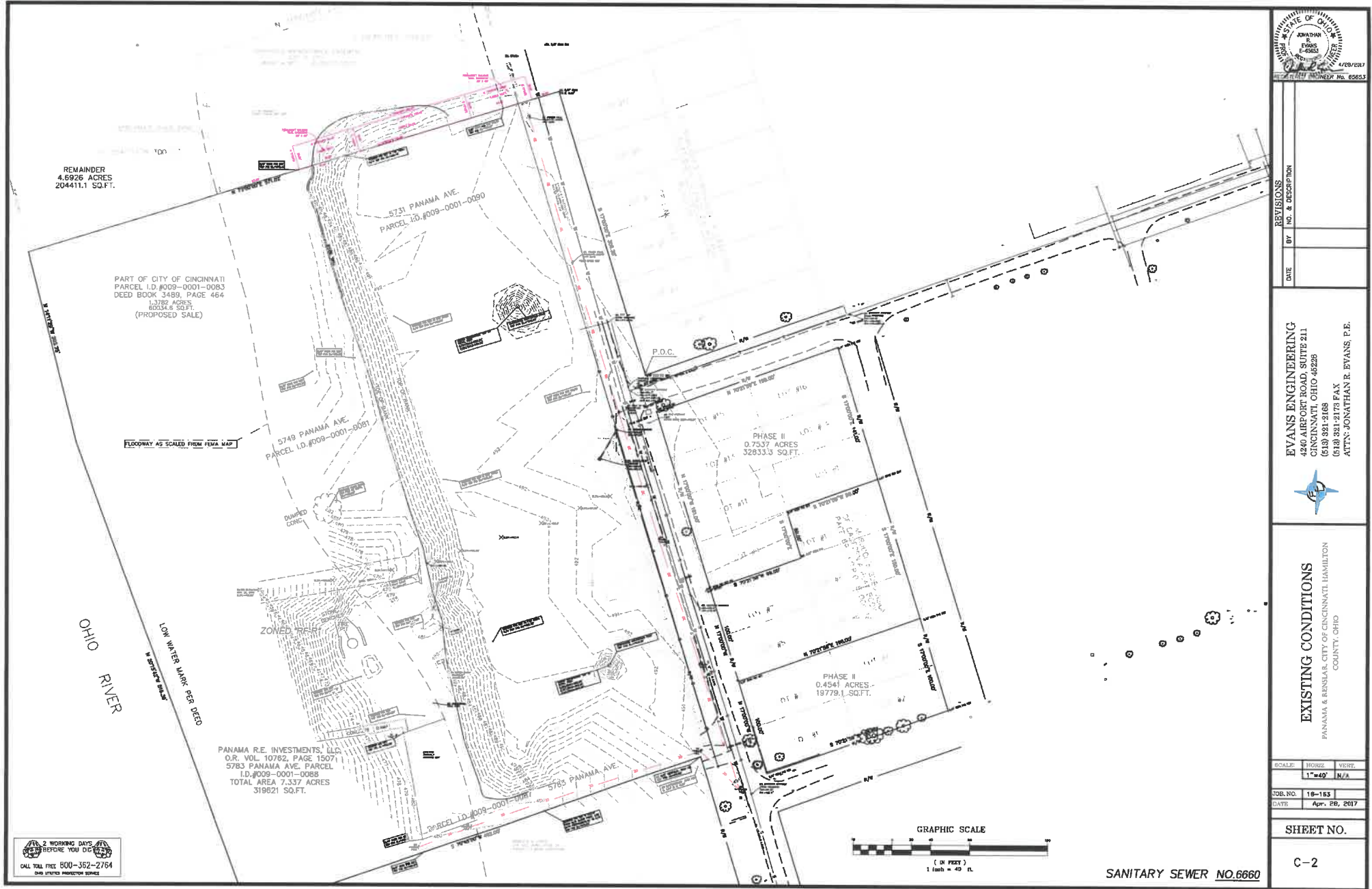
ROADWAY DETAILS & GENERAL NOTES  
PANAMA & RENSLEAR, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	VARIABLE	N/A

JOB NO. 18-163  
DATE Apr. 20, 2017

SHEET NO.

C-1.1



REVISIONS	
DATE	BY NO. & DESCRIPTION

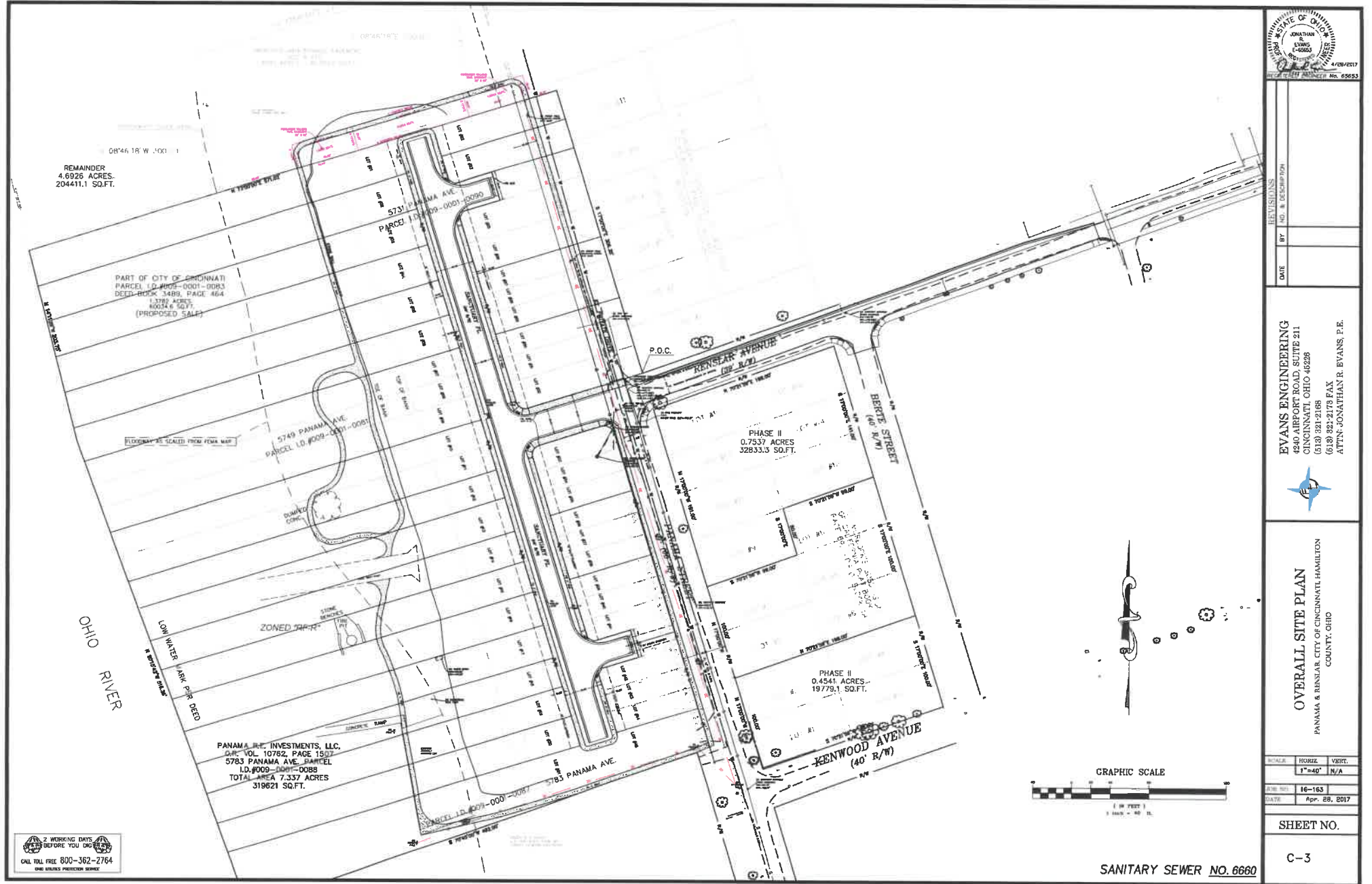
**EVANS ENGINEERING**  
1940 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
(616) 381-2108 FAX  
ATTN: JONATHAN R. EVANS, P.E.



**EXISTING CONDITIONS**  
PANAMA & BENSAIR, CITY OF CINCINNATI, HAMILTON  
COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=40'	N/A
JOB NO.	18-163	
DATE	Apr. 28, 2017	
SHEET NO.		
C-2		





2 WORKING DAYS  
BEFORE YOU ORDER  
CALL TOLL FREE 800-362-2764  
OHIO SOLID WASTE PROTECTION SERVICE

REVISIONS	
DATE	BY NO. & DESCRIPTION

**EVANS ENGINEERING**  
4240 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
619 321-2108  
619 322-2173 FAX  
ATTN: JONATHAN R. EVANS, P.E.

**OVERALL SITE PLAN**  
PANAMA & RENSSELAER, CITY OF CINCINNATI, HAMILTON  
COUNTY, OHIO

TOTAL	HORIZ.	VERT.
	1"=40'	N/A

REV. NO.	16-163
DATE	Apr. 28, 2017

**SHEET NO.**

C-3



Exhibit C

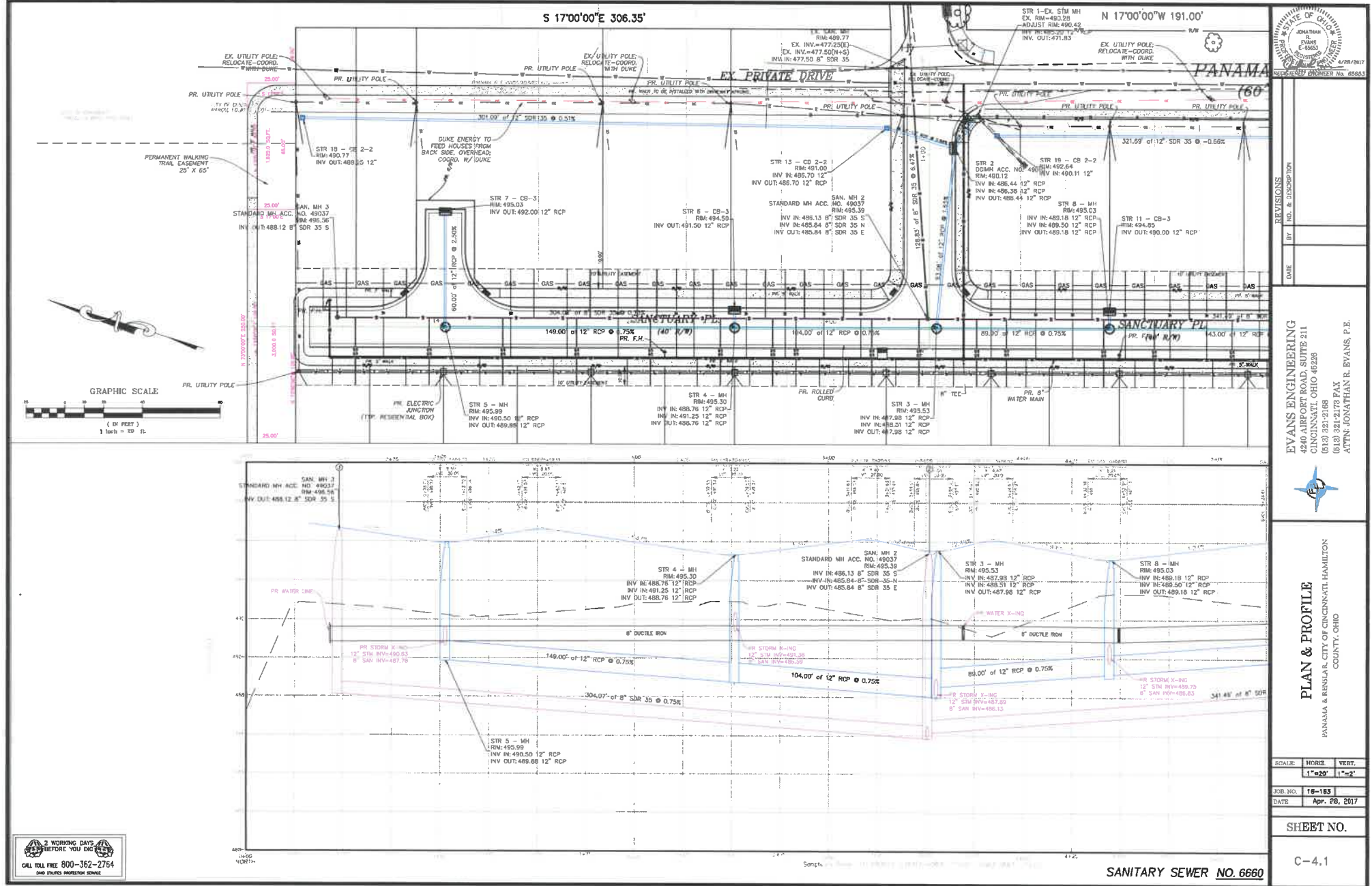
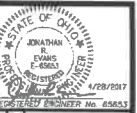
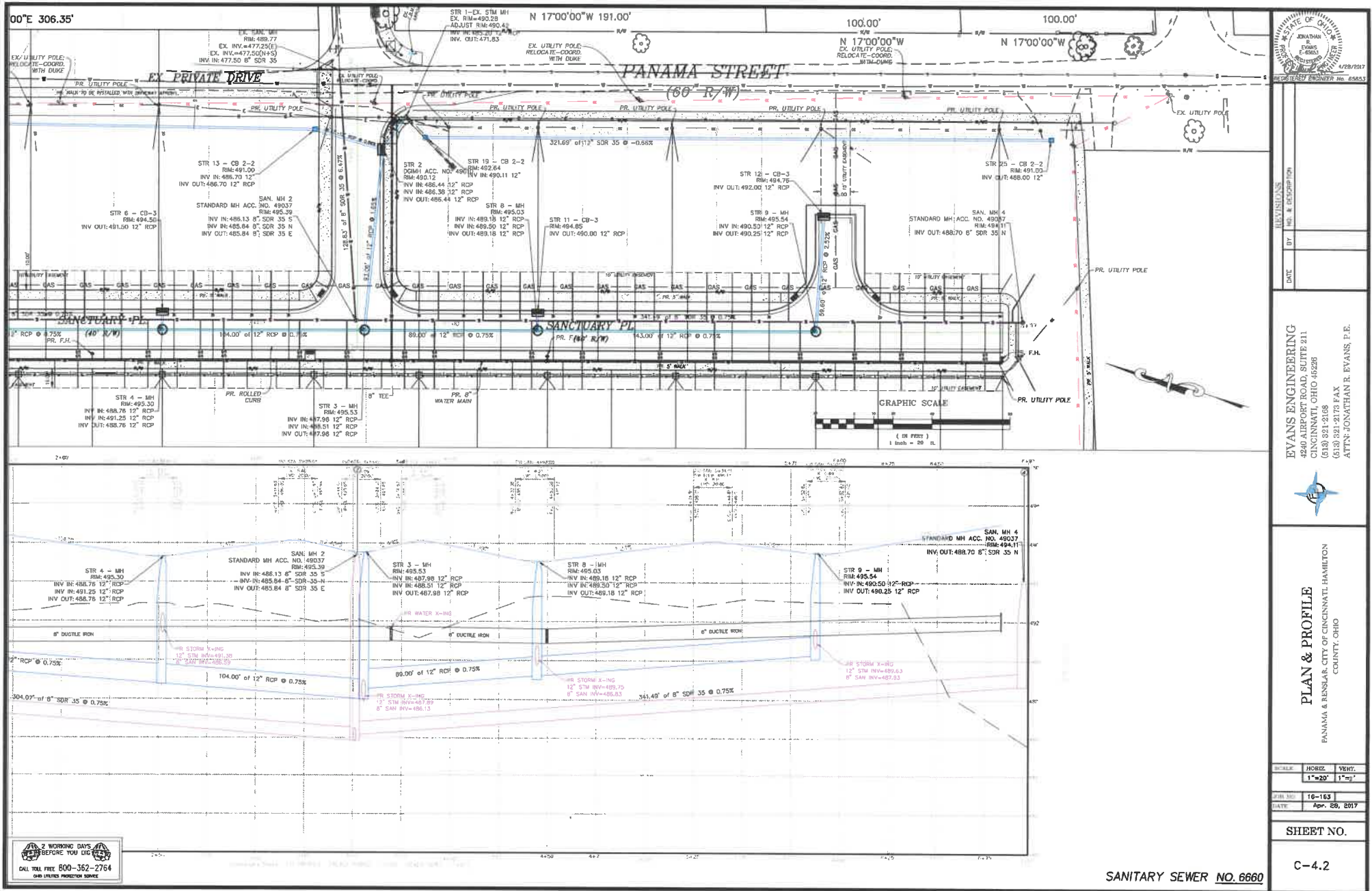




Exhibit C



**EVANS ENGINEERING**  
 2400 AIRPORT ROAD, SUITE 211  
 CINCINNATI, OHIO 45226  
 (513) 211-2108 FAX  
 (513) 211-2170 FAX  
 ATTY: JONATHAN R. EVANS, P.E.

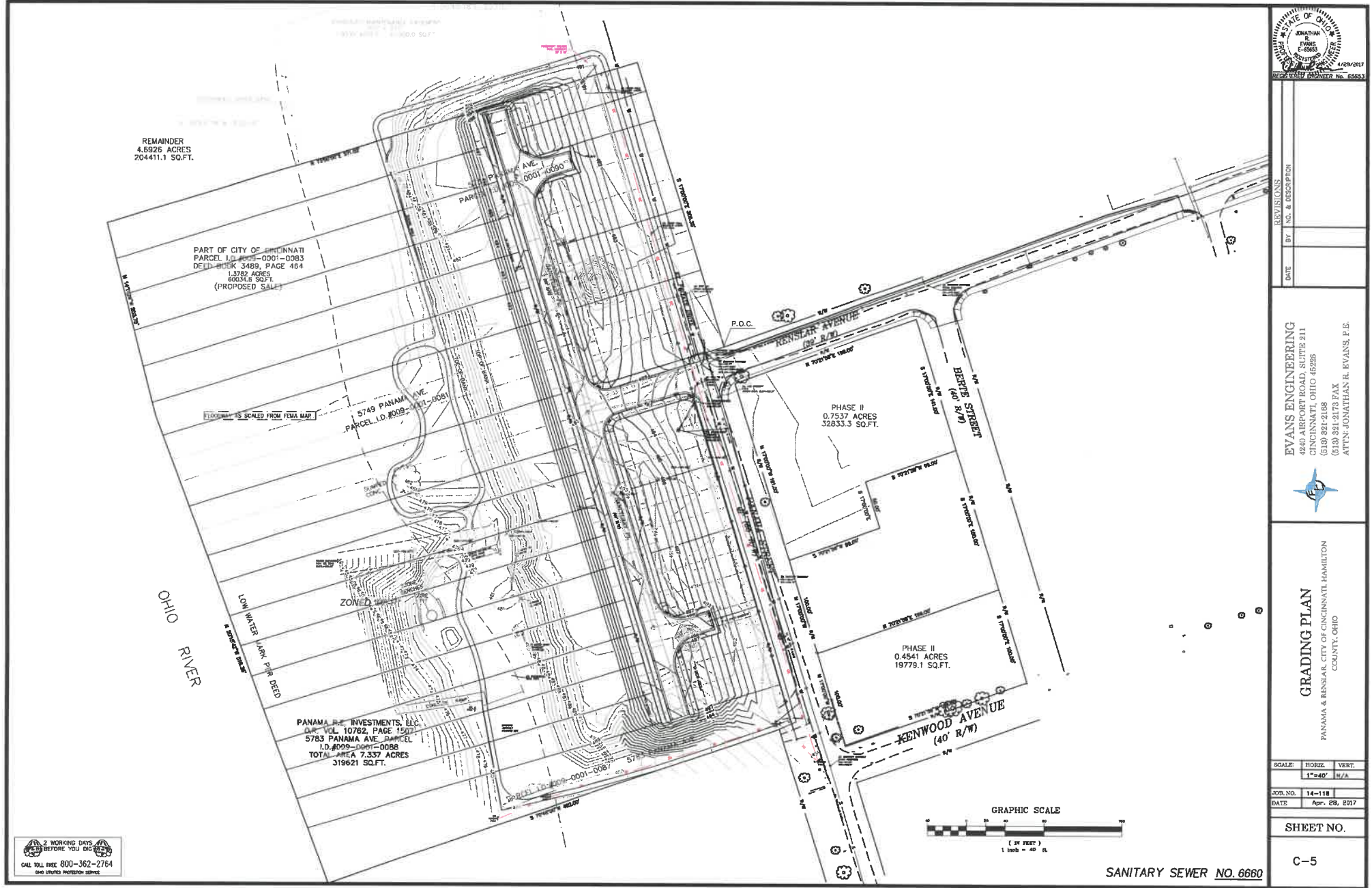


**PLAN & PROFILE**  
 PANAMA & RENSAR, CITY OF CINCINNATI, HAMILTON  
 COUNTY, OHIO

SCALE	HORIZ.	VERT.
	1"=20'	1"=1'
SHEET NO.	16-163	
DATE	Apr. 28, 2017	

**SHEET NO.**

**C-4.2**



DATE	BY	NO. & DESCRIPTION

**EVANS ENGINEERING**  
4940 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
(513) 921-2188  
(513) 921-2178 FAX  
ATTN: JONATHAN R. EVANS, P.E.

**GRADING PLAN**  
PANAMA & RENSSELAER, CITY OF CINCINNATI, HAMILTON  
COUNTY, OHIO

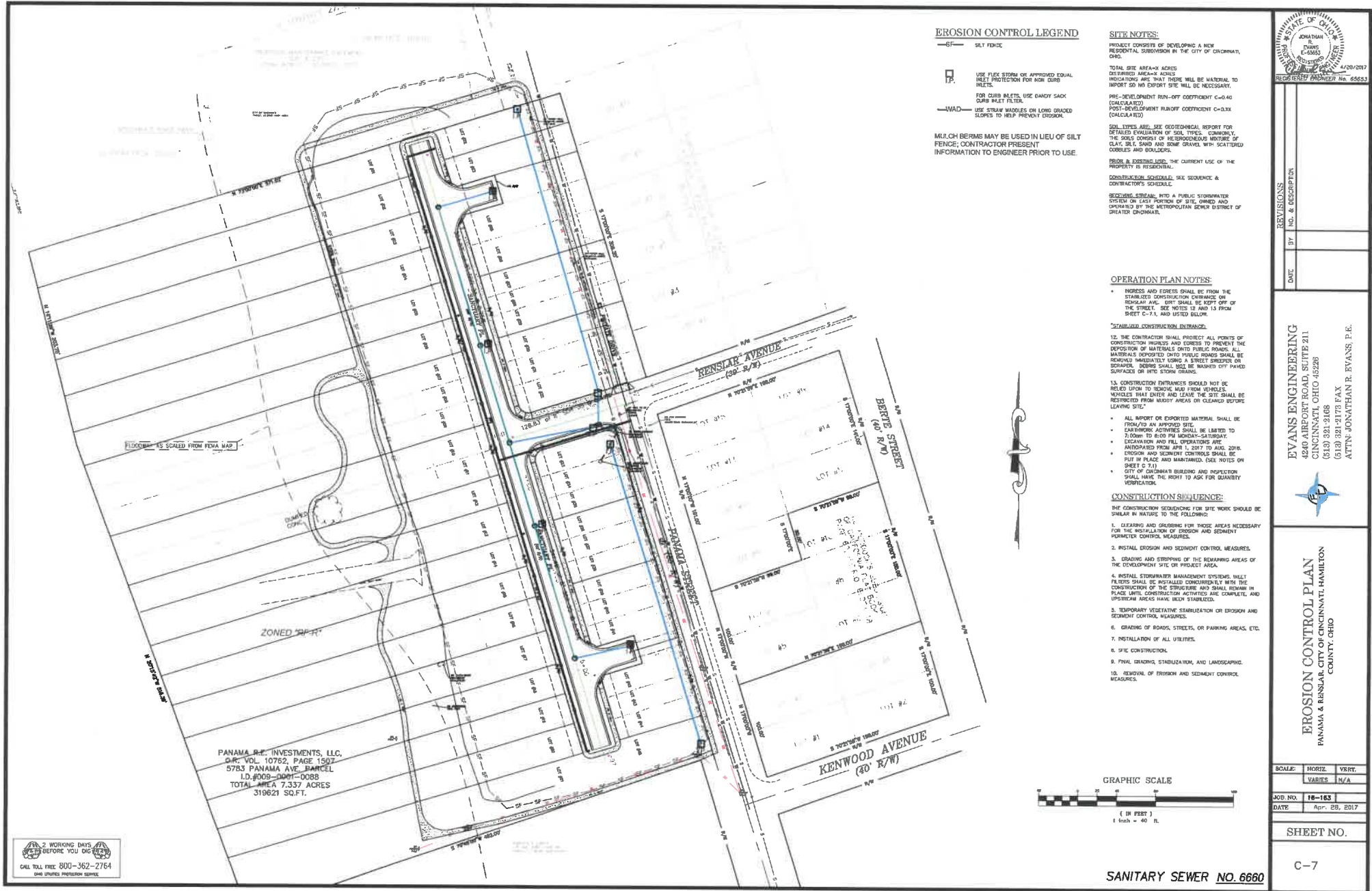
SCALE: HORIZ.	VERT.
1"=40'	N/A
JOB NO. 14-118	
DATE Apr. 28, 2017	
<b>SHEET NO.</b>	
C-5	

SANITARY SEWER NO. 6660



Exhibit C







**PRE-CONSTRUCTION:**

5. THE SQA SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUESTING ADDITIONAL SAFETY OR SQUEMONT CONTROL MEASURES IF DEEMED NECESSARY.
6. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTION, BASINS AND TRAYS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE SHALL BE MAINTAINED AT ALL TIMES AND THE SQA SITE REPRESENTATIVE OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. IF THE FENCE IS NOT MAINTAINED, THE SQA SITE REPRESENTATIVE OR OWNER MUST STOP THE WORK IMMEDIATELY. IF THE FENCE IS NOT MAINTAINED OR OBSTRUCTIONS DO NOT SPECIFY FENCING STEPS AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED STEEL AND BE AT LEAST TWENTY TWO (22) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE KEEN POINTS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 16 INCHES WEIGHT. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
7. STORAGE DRUMS INSTEAD IN HIGH-SHADE AREAS SHALL HAVE TEMPORARY AIRSHIELDING AND BE COVERED WITH A TARP. THE TARP SHALL BE SECURED WITH THE INETS TO AVOID SURCHARGING AND OVERFLOW OF INETS IN SAND AREAS.
8. STOOPPLE SHOULD NOT BE STEEPER THAN 2:1.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "TRANSPIRANT AND AERATION PLANT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE 3410 EPA FORM NO. OH-0000003-"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL PROTECT EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER

- CONSTRUCTION CODE
- SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BARRIERS AND PERIMETER SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD UNTIL REVEGETATION HAS BEEN ESTABLISHED. AS CONSTRUCTION PROGRESSES AND THE EXPOSED SOIL SURFACES ARE REDUCED, THE BARRIERS SHALL BE DECONSTRUCTED ON EXISTING CONDUITS ALLOWED TO ADDRESS THE CHANGING SITUATION.
- SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED FROM SEDIMENT TRAPPING TO PREVENT BOLL LOSS.
- SILT FILTERS AND "MULLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL THE END OF CONSTRUCTION. WHEN CONSTRUCTION HAS BEEN ELIMINATED.
- ALL GRASSING SPACES AREAS THAT HAVE BEEN EXPOSED OR LEFT OPEN TO THE AIR MUST BE REVEGETATED WITHIN 30 DAYS OF GRASSING. GRASSING MUST BE SEEDING AND MULCHING TO PROTECT THE SOIL FROM EROSION. WEED STATE OF GRASS SPECIFICATIONS ARE 95% AND PER TALE LISTED AND
- EROSION CONTROL
- EROSION CONTROL SHALL HAVE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING CISTERN STORAGE

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

- THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.
- UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE PERMITS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.
- DUMPSTERS AND PORT-A-TOILETS ARE NOT TO BE CLOSER THAN 50 FEET FROM THE PROPERTY LINES.

8.4. 82716-82719, 82720-82723, 82724-82727

4. LIME ON BASIS OF A SOIL TEST RECOMMENDATION ON ACID SOILS (pH 5.5 or LESS)  
 1.5 TONS PER ACRE OF 100 POUNDS PER 1000 SQ. YD. OF AGRICULTURAL FERTILIZER
5. FERTILIZER (ON BASIS OF A SOIL TEST RECOMMENDATION) SHALL BE APPLIED AT RATE OF 10-10-10 PHOSPHORUS OR EQUIVALENT NITROGEN STRENGTH PER HUNDRED SQ. YD. OF 10-10-10 OR 12-12-12 SOLUBLE OR EQUIVALENT.
- 1.3 SEEDING
- 1.4 TEMPORARY SEEDING MIXTURE
- | SEEDING PLOT             | TYPE               | RATE (GROSS SQ.) |
|--------------------------|--------------------|------------------|
| SPRING, SUMMER, AND FALL | 1. FESCUE          | 2.1 LBS.         |
|                          | 2. OATS            | 1.1 LB.          |
|                          | 3. PLEIN, RYEGRASS | 1.1 LB.          |
| FALL                     | 4. PLEIN, RYEGRASS | 2.1 LB.          |
|                          | 5. PERN. RYEGRASS  | 3.1 LB.          |
|                          | 6. WHEAT           | 2.1 LB.          |
|                          | 7. TALL FESCUE     | 1.1 LB.          |
2. PERMANENT SEEDING MIXTURE
- | SEEDING PLOT             | TYPE   | RATE (GROSS SQ.) |
|--------------------------|--|------------------|
| SPRING, SUMMER, AND FALL | 1. SHEEPING RED FENCE AND 1/2<br>DOMESTIC RYEGRASS | 0.55 LBS.        |
|                          | 2. DOMESTIC RYEGRASS                               | 0.55 LBS.        |
|                          | 3. TALL FESCUE                                     | 1.1 LB.          |
|                          | 4. BROWN FESCUE                                    | 1.1 LB.          |
3. SEEDING FOR "STEEL DAMS ON OILS"
- | SEEDING, SUMMER, AND FALL | TYPE           | RATE      |
|---------------------------|----------------|-----------|
|                           | 1. TALL FESCUE | 1.00 LBS. |
|                           | 2. CROMWELL    | 0.25 LBS. |
|                           | 3. TALL FESCUE | 0.50 LBS. |
|                           | 4. TALL FESCUE | 0.25 LBS. |
|                           | 5. TALL FESCUE | 0.80 LB.  |
- 5-2 SEEDING FOR INTERIOR AND ROAD DESIGNS

C. WHEN FEASIBLE, EXCEPT WHERE A MULTIPASSER TYPE SEEDER IS USED, THE SEED RATE SHOULD BE BASED ON THE FOLLOWING SEEDING OPERATIONS WITH A MULTIPASSER, ROLLER, OR DISC SEEDER:  
ON SLOPE LAND SEEDING OPERATIONS SHOULD BE ON THE ORDER OF 100 LBS. PER ACRE, WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE USED AS A TERN.

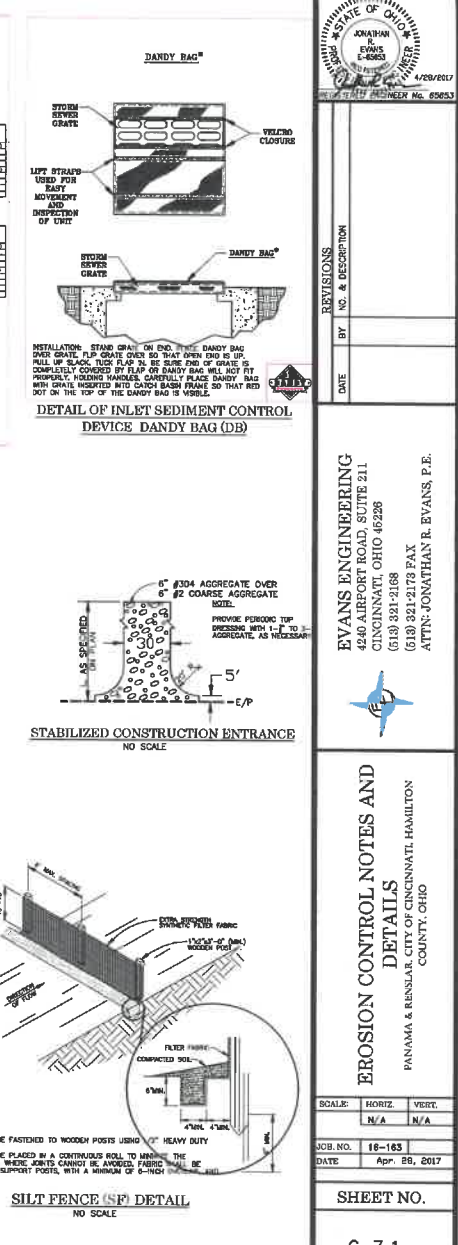
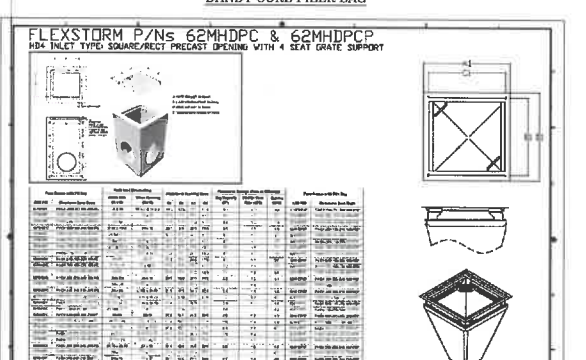
**2. PERMANENT SEEDING**

A. TEMPORARY SEEDING—AFTER NOVEMBER 1, USE MAIZE ONLY.

B. PERMANENT SEEDING—SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 30. THE SEEDING METHODS MAY BE USED TO MAKE A "TURNWAST" SEEDING.

STANDARD INFORMATION	
Area requiring permanent distribution	How long to apply erosion controls
Any areas that will be disturbed for one year or more	Within seven days of the most recent disturbance
Any areas within 50 feet of a stream and at final grade	Within 30 days of reaching final grade
All other areas of final grade	Within seven days of reaching final grade within 100' of a stream

- | <u>February 2008/2009</u>  |  |
|--|--|
| Area requiring temporary modification  | Total Volume to display remains unaltered                          |
| Any additional work within 200 sq foot of a driver will not be that great  | While less sign of the exact extent of the work will be the driver |
| Part of non-traffic activities, and displayed signs that will be removed, the exact sign and sign will be the exact sign | While some sign of the exact extent of the work will be the driver |
| Required signs that will be the same   | Prior to the start of white yellow                                 |



# PANAMA & RENSLAR SANITARY SEWER EXTENSION SEWER NO. 6660

## GENERAL SANITARY SEWER NOTES:

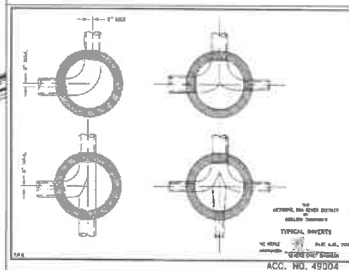
1. ALL PLANS AND CONSTRUCTION WITHIN HAMILTON COUNTY SHALL COMPLY WITH THE LATEST EDITION OF THE RULES AND REGULATIONS, MANUAL COVERING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION, AND USE OF SANITARY AND COMBINED SEWERS IN THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, HAMILTON COUNTY, OHIO, EFFECTIVE MARCH 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION OF WASTEWATER ENGINEERING MSD, 1650 WEST STREET, CINCINNATI, OHIO 45204.
2. ALL SANITARY SEWERS SHALL BE CONSTRUCTED UNDER THE INSPECTION OF THE SEWERS CHIEF ENGINEER, MSD.
3. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS.
4. APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF UNDERGROUND UTILITIES.
5. ALL SANITARY SEWER PIPE SHALL BE PVC, SDR 35, ASTM D-3034 IN ACCORDANCE WITH MSD RULES AND REGULATIONS, EXCEPT WHERE NOTED.
6. ALL MANHOLES ON SANITARY SEWERS SHALL BE TYPE "S" MSD ACCESSION NO. 49037.
7. SANITARY MANHOLES SHALL BE TEMPORARILY CONSTRUCTED TO AN ELEVATION OF TWO FEET ABOVE THE SURROUNDING GRADE BY MEANS OF AN ADDITIONAL MANHOLE SECTION OR BRICK MASONRY ON TOP OF THE COVE.
8. SANITARY BUILDING SEWERS FOR PUBLIC AND PRIVATE SEWERS SHALL NOT BE EXTENDED MORE THAN TEN (10) FEET BEYOND THE PROPOSED RIGHT-OF-WAY LINE, EASEMENT LINE OR, IN CASES OF PRIVATE SEWERS, NO MORE THAN TEN (10) FEET BEYOND THE MAIN LINE SEWER PRIOR TO ISSUANCE OF TAP PERMITS.
9. ALL LOWEST FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 36 INCHES ABOVE THE CROWN OF THE SEWER AT THE POINT OF TAP CONNECTION TO SAID SEWER, WHETHER PUBLIC OR PRIVATE, AND/OR IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF CINCINNATI SUPPLEMENT TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS. ANY BUILDING TO BE SERVED BY MEANS OTHER THAN GRAVITY MUST BE SO NOTED ON THE PLANS.
10. ALL MANHOLES WITHIN THIS DEVELOPMENT SHALL HAVE WATERTIGHT LIDS, ACC. NO. 49051, EXCEPT WHERE NOTED. THE FRAME SHALL BE SECURELY FASTENED TO THE TOP MANHOLE SECTION BY FOUR (4) 1/2" STAINLESS STEEL CINC ANCHORS.
11. CONTRACTOR'S LICENSE- ALL WORK DONE ON SANITARY AND/OR COMBINED SEWERS WITHIN THE JURISDICTION OF THE METROPOLITAN SEWER DISTRICT MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED BY THE DEPARTMENT AND BONDED.
12. SANITARY BUILDING SEWERS SHALL BE CONNECTED TO THE MAIN LINE WITH WYES. TEE FITTINGS ARE TO BE USED ONLY WHERE SHOWN ON THE APPROVED PLAN.
13. ROOF DRAINS; FOUNDATION DRAINS; COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
14. A TAP PERMIT IS REQUIRED FOR EACH BUILDING, BOND OR FINAL APPROVAL OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT.
15. ALL SANITARY SEWERS WITHIN THIS DEVELOPMENT TO BE PUBLIC AND MAINTAINED BY MSDGC.
16. SANITARY SEWER CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
17. FOR SANITARY SEWER MANHOLES CONSTRUCTED IN PARKING LOTS, THE RIM ELEVATION SHALL BE 1" HIGHER THAN THE SURROUNDING GRADE AND THE PAVEMENT SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
18. FOR SANITARY MANHOLES CONSTRUCTED IN GRASS AREAS, THE RIM ELEVATION SHALL BE 2" HIGHER THAN THE SURROUNDING GRADE, AND THE FILL SHALL BE FEATHERED AWAY FROM THE MANHOLE AT A GRADUAL SLOPE.
19. TO ASSURE THAT STORMWATER DOES NOT ENTER THE SANITARY SEWER SYSTEM, A SCHEMATIC PLAN OF THE FOOTING AND FOUNDATION DRAINAGE SYSTEM, INCLUDING THE POINT OF DISCHARGE, IS NECESSARY.
20. THE CONTRACTOR SHALL TEST ALL MANHOLES LEAKAGE BY MEANS OF VACUUM TESTING. THE VACUUM TESTING CANNOT BE DONE UNTIL AFTER THE MANHOLES ARE SET TO FINAL GRADE AND THE MANHOLE CASTINGS ARE BOLTED DOWN. ALL LIFT HOLES SHALL BE PLUGGED. ANY OTHER OPENINGS, SUCH AS FOR PRESSURE RELIEF VALVES, SHALL BE TEMPORARILY PLUGGED TO ALLOW THE VACUUM TEST. ALL PRESSING ENTERING THE MANHOLE SHALL BE PLUGGED AND CARE SHALL BE TAKEN TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE VACUUM EQUIPMENT TEST HEAD SHALL BE PLACED IN THE OPENING OF THE CASTING ONLY, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VACUUM TESTING SHALL BE IN ACCORDANCE WITH ASTM C-1244. A VACUUM OF 10 INCHES MERCURY (10" Hg) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO NINE INCHES MERCURY (9" Hg). THE MANHOLE SHALL PASS IF THE TIME MEETS OR EXCEEDS THE ALLOWABLE TIMES AS CALCULATED FROM ASTM C-1244, OR AS APPROVED BY THE ENGINEER. ALL MANHOLE REPAIR AND RETESTING REQUIRED BECAUSE OF FAILURE TO MEET THE TESTING REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR AT HIS COST. THE COST OF LEAKAGE TESTS SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS MANHOLE ITEMS.



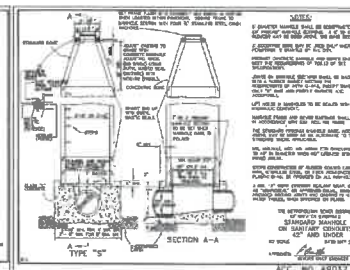
## DEPARTMENT UTILITY TABLE:

GREATER CINCINNATI WATER WORKS  
WILLIAM MORRIS  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232-1966  
TEL: 513-591-7888

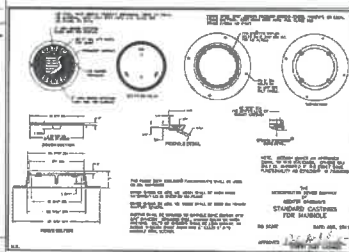
METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI (MSD)  
STEVEN PARKER  
4747 SPRING GROVE AVE.  
CINCINNATI, OHIO 45232  
TEL: 513-591-6841



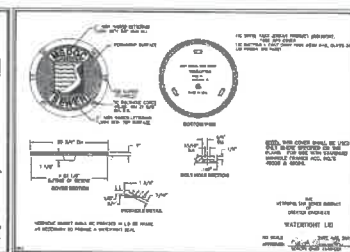
TYPICAL INVERTS  
SCALE: NTS



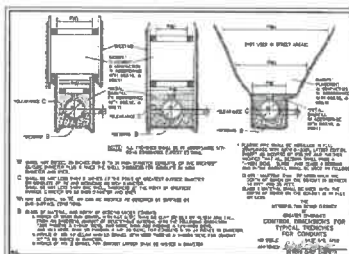
STANDARD MANHOLE  
SCALE: NTS



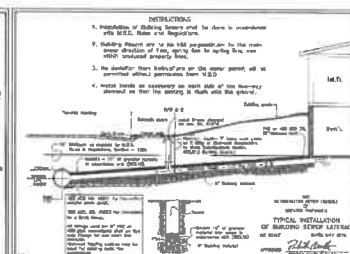
STD. CASTING FOR MANHOLES  
SCALE: NTS



WATERTIGHT MANHOLE LID  
SCALE: NTS



TYPICAL TRENCHES  
SCALE: NTS



BUILDING SEWER INSTALLATION  
SCALE: NTS



LOCATION MAP

## APPLICANT/DEVELOPER:

PANAMA R.E. INVESTMENTS, LLC  
6630 WYNDWATCH DR.  
CINCINNATI, OHIO 45226  
CONTACT: GARY OSTERFELD

## CIVIL ENGINEERING:

EVANS ENGINEERING  
4240 AIRPORT RD., SUITE 211  
CINCINNATI, OHIO 45226  
513-321-2168  
JONATHAN R. EVANS, P.E.

## SURVEYING:

LANDSCALE SURVEYING  
1008 MAIN STREET  
MILFORD, OHIO 45150  
513-331-9970  
JAY OBERDIER, P.S.

## INDEX:

- 1/4 TITLE SHEET-SANITARY SEWER EXTENSION
- 2/4 PLAN AND PROFILE-RENSLAR
- 3/4 PLAN AND PROFILE-SANITARY PLACE
- 4/4 PLAN AND PROFILE-SANITARY PLACE

## BENCH MARK:

TEMPORARY BENCHMARK #1  
FIRE HYDRANT ARROW STUD IN SOUTHEAST  
QUADRANT OF THE INTERSECTION OF PANAMA  
STREET AND RENSLAR AVENUE, ARROW STUD  
ELEVATION: 492.27.

## STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:  
METROPOLITAN SEWER DISTRICT.

TYPICAL INVERTS	ACC. NO. 49004
STANDARD CASTINGS	ACC. NO. 49005
TYPICAL TRENCHES	ACC. NO. 49032
STANDARD MANHOLE	ACC. NO. 49037
WATERTIGHT LID	ACC. NO. 49051
BUILDING SEWER LATERAL	ACC. NO. 49060

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:  
METROPOLITAN SEWER DISTRICT.

TYPICAL INVERTS

STANDARD CASTINGS

TYPICAL TRENCHES

STANDARD MANHOLE

WATERTIGHT LID

BUILDING SEWER LATERAL

ACC. NO. 49004

ACC. NO. 49005

ACC. NO. 49032

ACC. NO. 49037

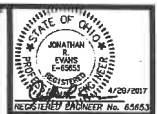
ACC. NO. 49051

ACC. NO. 49060

APPROVED: Sewers Chief Engineer

DATE

SANITARY SEWER NO. 6660



REVISIONS  
BY NO. & DESCRIPTION  
DATE

EVANS ENGINEERING  
4240 AIRPORT ROAD, SUITE 211  
CINCINNATI, OHIO 45226  
(513) 321-2168  
(513) 321-2173 FAX  
ATTN: JONATHAN R. EVANS, P.E.



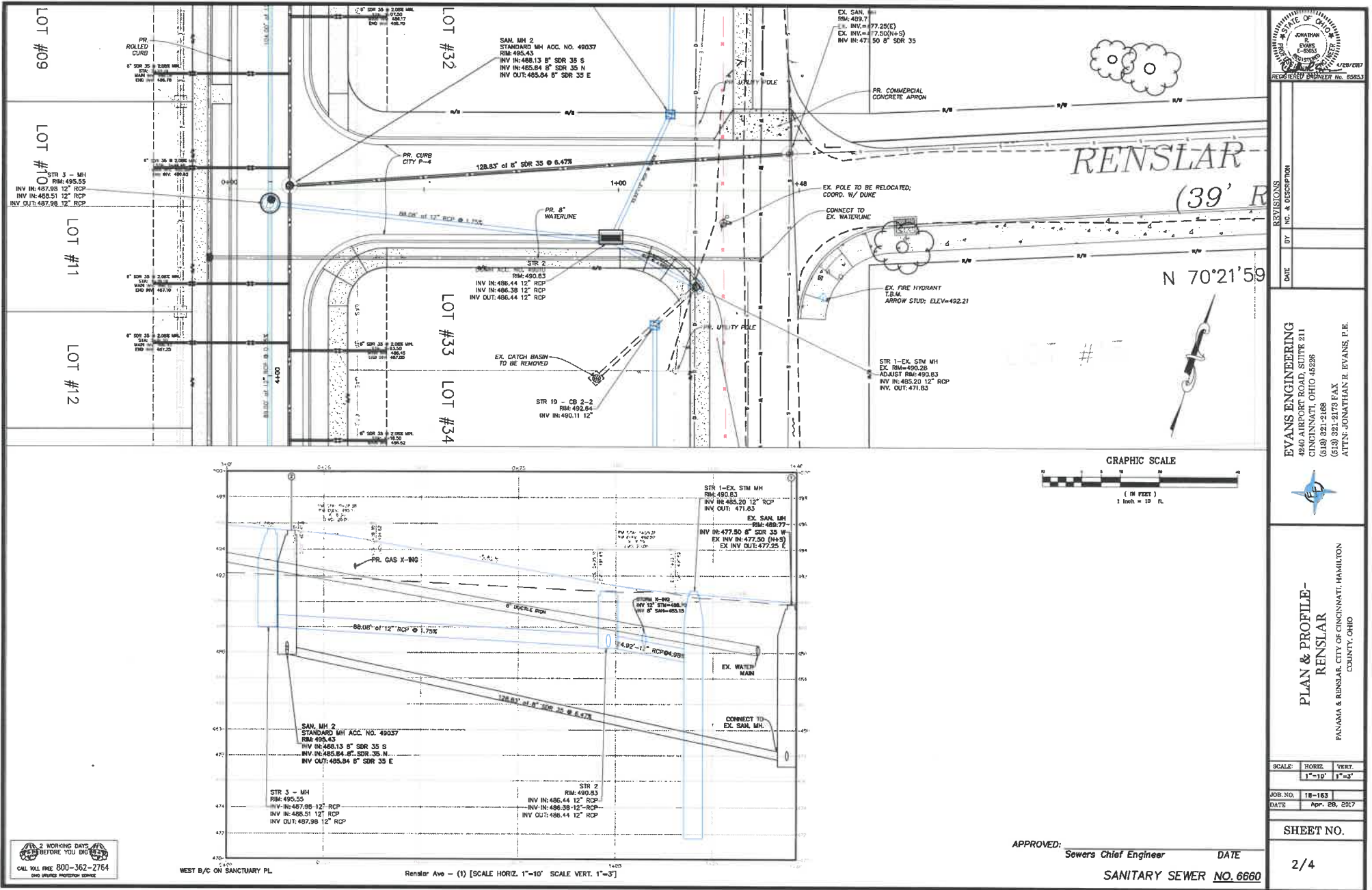
TITLE SHEET  
SANITARY SEWER EXTENSION  
PANAMA & RENSLAR, CITY OF CINCINNATI, HAMILTON  
COUNTY, OHIO

SCALE	HORIZ.	VERT.
	VARIABLE	N/A
JOB NO.	16-163	
DATE	Apr. 28, 2017	
SHEET NO.		

1/4



Exhibit C



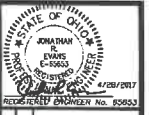
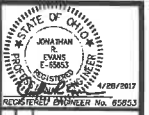
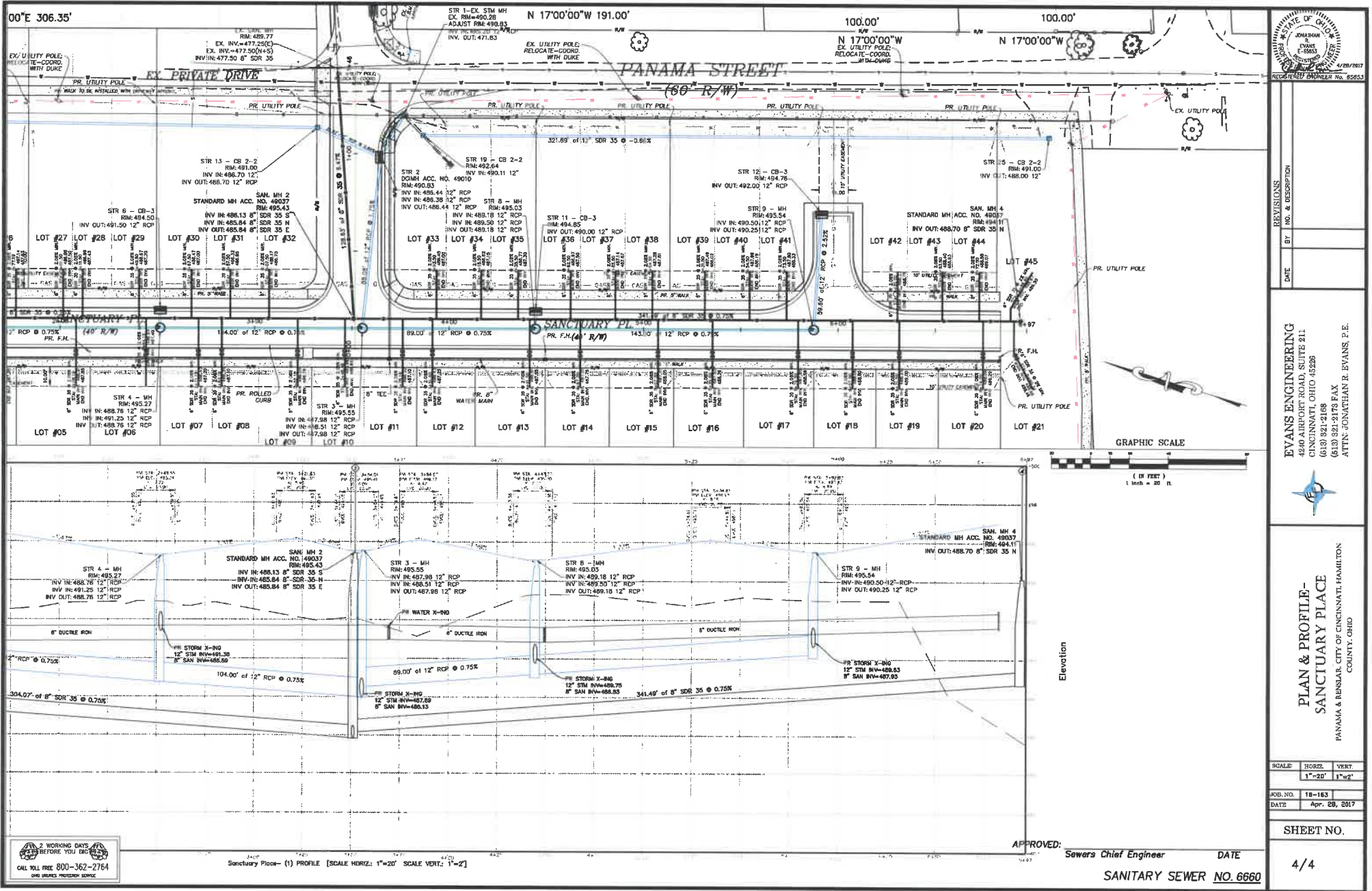


Exhibit C



**EVANS ENGINEERING**  
 4240 AIRPORT ROAD, SUITE 211  
 CINCINNATI, OHIO 45226  
 (613) 921-2168  
 (613) 921-2173 FAX  
 ATTN: JONATHAN R. EVANS, P.E.

**PLAN & PROFILE -  
 SANCTUARY PLACE**  
 PANAMA & BENSAR, CITY OF CINCINNATI, HAMILTON  
 COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	1"=2'
JOB. NO.	18-163	
DATE	Apr. 28, 2017	
SHEET NO.		
4/4		





May 8, 2017

**To:** Sheila Hill-Christian, Assistant City Manager  
**From:** Cathy B. Bailey, Director, Greater Cincinnati Water Works *CBB*  
**Subject:** Sanctuary at River Green  
**Cc:** Art Dahlberg, Verna Arnette, Jeff Pieper

The Greater Cincinnati Water Works (GCWW) has concerns with the proposed Sanctuary at River Green subdivision (Panama St.) – concerns that are typically beyond the range of our involvement, nonetheless, concerns that we feel should be raised.

The Greater Cincinnati Water Works has received a Preliminary Application for Water Main extension for a proposed subdivision in the California community: Sanctuary at River Green. Our Engineering staff has reviewed this application and has set conditions for installation of water service which will require the development to install public water main within the subdivision and within the neighborhood to the source main in Kellogg Avenue. This is the requirement for water service in accordance with the GCWW Rules and Regulations.

However, this proposed subdivision is within the Ohio River flood plain. Access to the proposed subdivision and the water mains, valves and any hydrants to be maintained by GCWW during a flood event is a concern.

1. When an area is flooded, the GCWW valves off the fire hydrants to reduce the chance of flood debris damaging the hydrant and compromising water quality in the area. With the addition of more water mains in the area, this effort will be extended to include these new hydrants as well. Therefore, during preparation for potential flooding events, fire protection to the new development may be compromised, depending on the hydrant location and the distance to the next hydrant.
2. Additionally, the proposed development is adjacent to properties purchased by FEMA which are within the 100 year flood plain and are now vacant lots.
3. Since the proposed subdivision will require fill to be brought to the site to bring it out of the flood plain, and water mains in the new subdivision are to be installed, it is unknown if this fill is engineered to proper specifications with respect to building structures within the flood plain. This is concerning since any soil/earth movement could result in damage or loss of integrity to GCWW infrastructure in this area which could present a potential water quality, contamination or asset risk that may not initially be discovered. This type of situation may cause the City to have to consider additional plans or alternative solutions to protect assets in this area in the future.

While GCWW has outlined the requirements for water service in this area, these concerns are worth noting and should be considered as discussions occur, plans are approved and permits are considered for this development.

Exhibit E

# City of Cincinnati



Interdepartment  
Correspondence

Date: May 30, 2017

To: Katherine Jurs-Keough, Supervising City Planner-EXM  
From: Fredrick A. Prather District Fire Chief  
Copy To: Chief Winston, Mr. Art Dahlberg, A/C Kuhn, Mr. Steve Briggs  
Subject: Fire Department Recommendation for Sanctuary at River Green

---

The Fire Department recommends that the proposed development of Sanctuary at River Green not be approved for the following reason: it would be built in the Ohio River floodplain. Thus when significant flooding occurs in that area it will eliminate Fire Department Access to the impacted area. Not having access to the area and the aforementioned property will pose a challenge to effective fire, rescue and EMS operations.

Please note that the area that the proposed development will be built in is situated on a hill and is surrounded by land that will be flooded early on during an Ohio River flood. Any plain low-lying area adjacent a river is more likely to have floods anytime the water level rises.

In such a situation the Fire Department access to the development becomes restricted due to Kellogg Avenue being blocked. This will increase response times to the area which is already on the out skirts of the City, increasing the Fire Department's arrival from their six minutes and 40 seconds response time to approximately 10 and 56 seconds or more minutes depending on road and weather conditions.

The importance of responding to a life threatening situation is clearly shown in the following: Four minutes is a critical time frame for someone who has experienced a heart attack, injury, or other illness that makes them stop breathing. The heart and brain have a better chance of full recovery if oxygen is administered in four minutes or less. A response time of greater than four minutes, irreparable harm can occur. Our firefighters are also trained as emergency medical technicians and paramedics and by using life saving techniques including defibrillation and medications can minimize permanent injury or death. These life saving techniques are more effective if they can get to a patient within the first four minutes of a medical emergency.

With regard to our response to patients living in the proposed development area, the Fire Department already faces challenges of access within the critical time frame. During a flooding event our response time would sharply increase and should the area be completely inundated our response would almost impossible.

## Exhibit E

Prior to a flooding event the Fire and Police Departments will do all they can to evacuate people from the flood zone however, unfortunately there are no guarantees that individuals will fully cooperate with such authorities.

With regard to firefighting, please keep in mind that prior to the flooding fire hydrants in the impacted area will be turned off by Cincinnati Water Works and the Fire Department. When an area is flooded we turn off the fire hydrants to reduce the chance of flood debris damaging the hydrant and water system as well as compromising water quality in the area. Not having an adequate supply of water impacts the Fire Departments' ability to fight a fire in such areas.

Typically, for firefighter safety and effective firefighting operations firefighters use two fire pumper apparatus to supply fire lines for firefighting. In addition, firefighters would utilize fire aerial apparatus for critical ventilation and rescue operations which enable fire crews to enter structures on fire. During a flood, firefighters will not be able to use their apparatus nor the fire hydrants in the area to safely perform the necessary tasks.

In using our Fire Boat for firefighting operations in flooded areas it may not be possible due to the presence of trees, fast moving waters, or other obstructions and debris. Thus operating the fire boat would not be used unless it is for life safety purposes.

It is recommended that if the Development moves forward, each structure in the development is equipped with a fire sprinkler system that meets the approval of the Director of Buildings and Inspections and the Fire Chief. A fully operating fire sprinkler system will help protect the property if the Fire Department is delayed in responding or flooding in that area obstructs Fire Department access. The water to the fire line supplying the sprinkler system and the electric to the structure will remain in service during the flood according to the Waterworks and Duke Energy.

It is understood that in such a high-risk area, homes are more likely to be damaged by flood than by fire but fires do occur at such times. The area that is proposed for development is a high-risk area and one of the first areas of the City to be affected in the event of the Ohio River flooding in Cincinnati.

This fact is clearly shown in the 12/21/16 online report from the National Weather Service (<http://water.weather.gov/ahps2/hydrograph.php?wfo=iln&gage=ccno1>) which shows the impact of the flooding Ohio River in Cincinnati starting in March of 2015. Flooding in the California Neighborhood begins at 48 feet.

The notes from the flooding that occurred during March of 2015:

**42 Feet:** Flooding begins east of Cincinnati near California, with some flooding near Coney Island and Riverbend Music Theater.

**48 Feet:** Flooding in California, Ohio spreads further up Eldorado Street and flooding worsens along Kellogg Avenue near Coney Island and Riverbend Music Theater.

**53 Feet:** The access road at Covington Landing becomes flooded. Flooding begins on Riverside Drive in Covington. Flooding in California worsens as well as in Anderson



## **Exhibit E**

Township. New Richmond in Clermont County also experiences flooding, as well as worsening flood conditions in the East End.

There is backwater flooding up Laughery Creek between Dearborn and Ohio Counties in Indiana that causes flooding along Nelson Road and Cole Lane.

**54 Feet:** Backwater flooding spreads up the lower Little Miami River as far upstream as Newtown, with flooding worsening in California and in Anderson Township. Low-lying areas near New Richmond in Clermont County also flood. Flooding also worsens in the East End. Flooding near Petersburg, Kentucky along Bellevue Road near the Woolper Creek Bridge occurs, as well as near Old State Route 56 and Water Street near Aurora, Indiana.

**55 Feet:** Backwater flooding continues to affect much of northern Kentucky, southwest Ohio and southeast Indiana. Low-lying roads near the river continue to flood, with much of Anderson Township, Ohio, the East End and California near the river affected. Flooding begins to affect sections of Route 52 in southeast Hamilton and Clermont Counties. Low-lying roads in Bromley and Ludlow also flood.

**56 Feet :**Widespread backwater flooding along creeks and streams occurs, with Route 8 in Kentucky, Route 56 in Indiana and both Route 52 and old Route 52 flooded in areas. Backwater flooding also affects Anderson Township, flooding numerous roads and basements. Locations most affected include low-lying areas near New Richmond, the East End, California and Anderson and Pierce Townships.

**56.5 Feet:** Significant flooding of California occurs. Backwater flooding along the Little Miami River affects basements and some first level flooding of businesses and homes, with low-lying areas from California to Newtown also experiencing this flooding. The East End of Cincinnati experiences flooding of some streets, basements of homes, and businesses, as well as low-lying areas in and around New Richmond in Clermont County. State Route 8 in Kentucky is flooded in low areas, as well as State Route 56 in Indiana and Route 52 in Ohio.

**57 Feet:** Flooding surrounds homes between Route 52 and the river in East End, California and areas of Anderson Township. Backwater flooding along the Little Miami and 9 Mile Creek surrounds low lying homes and businesses in Pierce Township. Water also encroaches on homes in New Richmond. Ludlow and Bromley in Kentucky become flooded in low areas, as well as Aurora Indiana along Judiciary and Water Streets. Portions of Route 52 in Ohio, Route 56 in Indiana, and Route 8 in Kentucky are flooded.

**58 Feet:** Numerous homes and businesses are either surrounded by water, water in basements or on main levels. Backwater flooding occurs along the Little Miami flooding low lying streets and properties. East End, California, New Richmond, Bromley, Ludlow, and Aurora and areas near Lawrenceburg outside the floodwall are most impacted. Buildings at Coney Island flood. The areas around Freeman Avenue, along Mehring Way, and between Gest and Elm streets on Pete Rose Way are also flood areas.

**59 Feet:** Much of Route 52 is flooded from Cincinnati to New Richmond. Significant flooding occurs in California, Ohio, with several roads, Coney Island, and Riverbend Music Theater mostly underwater. Backwater flooding affects many roads in Anderson

## Exhibit E

Township. Several low roads in the East End are also flooded. Portions of Route 8 in northern Kentucky become flooded, as well as portions of Lawrenceburg and Aurora, Indiana. Basement flooding of low lying homes and businesses is widespread.

The above report shows that the proposed development is in a high risk, flood prone area and that during a flooding event, significant property damage occurs all along the river with devastating backwater flooding occurring along the Ohio River tributaries. The City of Cincinnati becomes flooded at low areas near the river including the proposed development.

In using the term 100 year flood the National Flood Insurance Program defines this way: The term "100-year flood" is misleading. It is not the flood that will occur once every 100 years. Rather, it is the flood elevation that has a 1 percent chance of being equaled or exceeded each year. Thus, the 100-year flood could occur more than once in a relatively short period of time. The 100-year flood, which is the standard used by most Federal and state agencies, is used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and to determine the need for flood insurance. A structure located within a special flood hazard area (SFHA) shown on an NFIP map has a 26 percent chance of suffering flood damage during the term of a 30-year mortgage.

### WHAT ARE THE ODDS OF BEING FLOODED?

The term "100-year flood" has caused much confusion for people not familiar with statistics. Another way to look at flood risk is to think of the odds that a 100-year flood will happen sometime during the life of a 30-year mortgage—a 26% chance for a structure located in the SFHA.

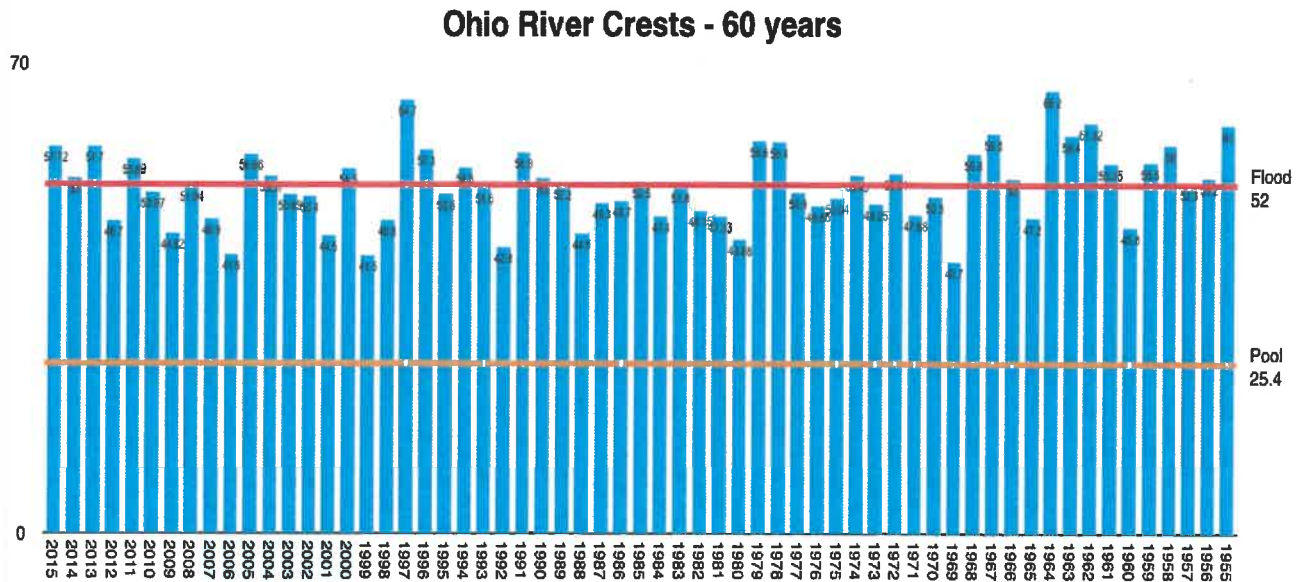
#### Chance of Flooding over a Period of Years

Time Period	10-year	Flood Size		
		25-year	50-year	100-year
1 year	10%	4%	2%	1%
10 years	65%	34%	18%	10%
20 years	88%	56%	33%	18%
30 years	96%	71%	45%	26%
50 years	99%	87%	64%	39%

Even these numbers do not convey the true flood risk because they focus on the larger, less frequent, floods. If a house is low enough, it may be subject to the 10- or 25-year flood. During a 30-year mortgage, it may have a 26% chance of being hit by the 100-year flood, but the odds are 96% (nearly guaranteed) that it will be hit by a 10-year flood. Compare those odds to the only 1-2% chance that the house will catch fire during the same 30-year mortgage.

## Exhibit E

Floods will occur in the impacted area and history confirms that fact. Please take note of the following chart which shows the highest levels that the Ohio River reached each year from 1955 to 2015.



Information Source: National Weather Service

<https://water.weather.gov/ahps2/hydrograph.php?wfo=iln&gage=ccno1>

Due to the above facts the Cincinnati Fire Department does not recommend the proposed development of the Sanctuary at River Green along the Ohio River.

## Exhibit F

May 30, 2017

To: Katherine Keough Jurs, Supervising City Planner

From: <sup>AD</sup> Art Dahlberg, Director of Buildings & Inspections

Subject: Sanctuary at River Green – SIP comments and considerations

The Department of Buildings and Inspections (B&I) would like to submit the following comments in regard to the proposed residential subdivision along the Ohio River in the California neighborhood.

**Floodway Determination:** It is the office's opinion, as Floodplain Administrator, that the project's proposed building pads do not infringe upon the Ohio River Floodway. It should be noted that homes backing up to the Ohio River do appear to be as close as 35 feet from the floodway boundary. In recent history, only homes built in the 1900-2300 block of Riverside have been built this proximate to the floodway. In comparison, the Riverside homes also lie significantly closer to lands outside of the 100 year flood elevation and closer to the primary exit route, Riverside Drive.



**Flood Plain Development:** Flood Plain Management is regulated in Chapter 1109 of the Municipal Code, which mirrors the requirements of FEMA regulations. The purpose of Chapter 1109, explained in Section 1109-02, includes 12 points. The first five are provided below:

*Sec. 1109-02. - Purpose and methods.*

*1109-02.1 Purpose: It is the purpose of Chapter 1109 CBC to promote the public health, safety and general welfare, and to:*

- (1) Protect human life and health;*
- (2) Minimize expenditure of public money for costly flood control projects;*
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;*
- (4) Minimize prolonged business interruptions;*
- (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;*

## Exhibit F

A general overview of Flood Plain Management is provided via this link to Technical Bulletin 10-01.

<https://www.fema.gov/media-library-data/20130726-1511-20490-3169/tb1001.pdf>

Generally, development can occur within a flood plain, provided that no habitable area is below the minimum height, designated as one foot above the 100 year flood elevation. In the area in question, that required elevation is to be 502 feet above sea level (ASL). At present, all of the roads and home sites are proposed to be graded approximately 5-8 feet below the necessary elevation of 502 feet ASL. Thus, any uses within the proposed homes below 502 feet ASL must be for parking or storage only. Additionally, the western home sites facing the river immediately descend into the floodway, creating the need for significantly tall foundation walls or pier system that may place the habitable area of the homes at 3-4 stories above the ground on the river facing side of the homes. The developer has provided no proposed floor plan representative of the homes. Thus, B&I cannot validate that their future designs are appropriate for the flood plain. This will result in every home having to undergo individual review at the time of applying for the building permit to determine compliance with the flood plain development regulations.

Given the uncertainty in home designs, B&I recommends several conditions to attempt to ensure compliance and appropriate management of the project overtime.

**Public Safety:** B&I shares the concerns of our public safety forces, noting that the development is approximately 2000 feet (0.4 miles) from the primary exit route, Kellogg Avenue (see black line). Note that midway along the exit route, the existing elevations of Renslar Avenue are as much as 15 feet below the 100 year flood elevation (red shaded area). The GCWW facilities, immediately north and downriver, have been elevated out of the flood plain and form a dike that may hold back flood waters over the low area on Renslar Avenue. In a significant flood event, the homes within this development, raised to about five feet below the 100 year flood elevation, could be stranded for several days, until waters subside to make Renslar Avenue passable by vehicle.



#### **B&I Recommendations for Subdivision Approval:**

- All homes along the west side of Sanctuary Place shall be developed at a maximum lot depth of no greater than 120 feet to ensure that future property owners do not encroach within the floodway.
- The required 30 feet rear yard setback for the west side of Sanctuary Place shall be designated on the subdivision plan as a "no build easement" assigned to the City of Cincinnati. No principle or accessory structures shall be erected within that rear yard setback.
- The remaining land that is primarily the floodway shall be developed as one lot commonly owned by the development through a Homeowners Association with a "no build easement assigned to the City of Cincinnati. It shall be a panhandle with frontage upon Sanctuary Place and Panama Street that accommodates the proposed walking path.
- Prior to the recording of the Subdivision Plat, all covenants, easements, and homeowner association documents shall be approved by the City.
- No homes shall have its habitable living area below 502 feet ASL. Areas constructed below 502 feet ASL may be open-sided or used for storage purposes only.



## Exhibit G

**Weaver, James**

---

**From:** Briggs, Steve  
**Sent:** Friday, June 09, 2017 10:43 AM  
**To:** Weaver, James  
**Subject:** FW: Sanctuary at River Green SIP - Please review again 1 week May 30

fyi

---

**From:** Goodpaster, Robert  
**Sent:** Wednesday, May 31, 2017 3:01 PM  
**To:** Parker, Steven; Keough-Jurs, Katherine  
**Cc:** Briggs, Steve  
**Subject:** RE: Sanctuary at River Green SIP - Please review again 1 week May 30

Katherine, SMU has the following comments :

There will be times of the year that this area will flood. If the storm infrastructure is flooded as well, SMU will not be able to service blocked pipes until the flood has drawn down. This could possibly affect people up stream of this development. How can this be overcome?

There is a possibility that the storm infrastructure will be saturated with water. Ensure that the materials used have the durability for these cycles.

General –

1. Suggest creating drawing with designed surfaces showing elevation detail with drainage inlets, pipes, connections, and flood routes. This will help get a better overall idea of the Storm water management intent.
2. For drawings that continue on different pages, please add match lines.
3. Suggest drainage plan drawing. Detail areas, and capacities for drainage system.
4. Add North Arrow to drawings.

Sheet C-2 –

1. What will happen to monitoring wells during and post construction? If they are to be abandoned is there a protocol for this?
2. Detail Flood plain if applicable

Sheet C-3 –

3. Show surface design elevations vs. flood plain elevation (501)
4. Detail property dimensions and area of each plot
5. Detail walking trail easement

Sheet C-4 –

6. EX catch basin to be removed south west of STR19. Will the pipe attached be removed? It seems as this pipe ties into the new STR 19?
7. Where does water go once tied into STR1?
8. Detail pipe leaving STR1.
9. Detail the easement for this area.



## Exhibit G

### Sheet C-4.1 & C-4.2 –

10. How does water on each property get to storm inlets? Show more elevation detail.
11. What is the destination of the drainage inlets on East side of the development? How does this tie in to the storm water system?
12. Please show profile drawings of the storm lines along Panama St, Str25 > Str 19. Seems as though this line is running away from the rest of the system. Is that the intent?

### Sheet C-5 –

13. Show proposed structures and storm water routings between the structures

### Sheet C-6 –

14. What is the dashed line with –D- ? This is not on the legend.
15. Detail Storm water Lateral on the drawings.

### Sheet C-7 –

16. Bold font on this drawing is hard to read. Suggest cleaning up the details of existing structures.
17. Site notes are not complete. Show pre/post runoff coefficients, and areas of development and disturbed areas.
18. Show construction entrance on this drawing.

### Sheet C-7.1 –

19. Please add concrete washout detail and location where applicable.
20. Are any sediment control devices needed on Renslar or Panama streets in the event that construction entrance is not upkept?

**From:** Parker, Steven

**Sent:** Tuesday, May 30, 2017 2:57 PM

**To:** Keough-Jurs, Katherine <[Katherine.Keough-Jurs@cincinnati-oh.gov](mailto:Katherine.Keough-Jurs@cincinnati-oh.gov)>

**Cc:** Crawford, Thomas <[Thomas.Crawford@cincinnati-oh.gov](mailto:Thomas.Crawford@cincinnati-oh.gov)>; Chen, Jeff <[Jeff.Chen@cincinnati-oh.gov](mailto:Jeff.Chen@cincinnati-oh.gov)>; Saylor, Eric <[Eric.Saylor@cincinnati-oh.gov](mailto:Eric.Saylor@cincinnati-oh.gov)>; Goodpaster, Robert <[Robert.Goodpaster@cincinnati-oh.gov](mailto:Robert.Goodpaster@cincinnati-oh.gov)>; Briggs, Steve <[Steve.Briggs@cincinnati-oh.gov](mailto:Steve.Briggs@cincinnati-oh.gov)>

**Subject:** RE: Sanctuary at River Green SIP - Please review again 1 week May 30

Katherine,

MSD has no additional comments.

Steve

**Steven G. Parker, P.E.**

METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

Development Services

1600 Gest Street

Cincinnati, OH 45204

Ph: 513.244.1351 fax: 513.244.1327

[steven.parker@cincinnati-oh.gov](mailto:steven.parker@cincinnati-oh.gov)

---

**From:** Keough-Jurs, Katherine

**Sent:** Friday, May 26, 2017 11:39 AM

**To:** Briggs, Steve; Calder, Becky; Crawford, Thomas; Heilman, Morgan; Kelly, Chris; Louis, Daniel; Lyttle, Edwina; Martin,

## Exhibit G

Robert; Morris, Bill; O'Shea, Jim; Parker, Steven; Patton, Shawn; Pettit, Keith; Prather, Fred; Saylor, Eric; Shad, Matthew; St John, Richard; Vickrey, Bob; Weaver, James; Shad, Matthew; Dahlberg, Art; Kelly, Martha

**Cc:** Jonathan Evans; Hill-Christian, Sheila

**Subject:** RE: Sanctuary at River Green SIP - Please review again 1 week May 30

Good morning,

Just a reminder to please provide your comments on this proposed project by Tuesday, May 30.

Thanks and have a great weekend!

Katherine

Katherine Keough-Jurs, AICP | Supervising City Planner

City of Cincinnati | Department of City Planning

Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202

513-352-4859 (p) | 513-352-4853 (f) | [Facebook](#) | [Twitter](#) | [Website](#) | [Plan Cincinnati](#)



---

**From:** Briggs, Steve

**Sent:** Monday, May 22, 2017 1:22 PM

**To:** Briggs, Steve; Calder, Becky; Crawford, Thomas; Heilman, Morgan; Kelly, Chris; Louis, Daniel; Lyttle, Edwina; Martin, Robert; Morris, Bill; O'Shea, Jim; Parker, Steven; Patton, Shawn; Pettit, Keith; Prather, Fred; Saylor, Eric; Shad, Matthew; St John, Richard; Vickrey, Bob; Weaver, James; Shad, Matthew; Dahlberg, Art; Kelly, Martha

**Cc:** Jonathan Evans; Keough-Jurs, Katherine

**Subject:** Sanctuary at River Green SIP - Please review again 1 week May 30

Good afternoon,

As requested, I am recirculating the Sanctuary at River Green SIP pursuant to recent discussions concerning the flooding issues in the California neighborhood and please review and forward your comments by May 30, 2017. Correspondence from Greater Cincinnati Water Works is attached for your reference.

Thank You,

Steve Briggs

Senior City Planner

Department of City Planning

Centennial Plaza Two

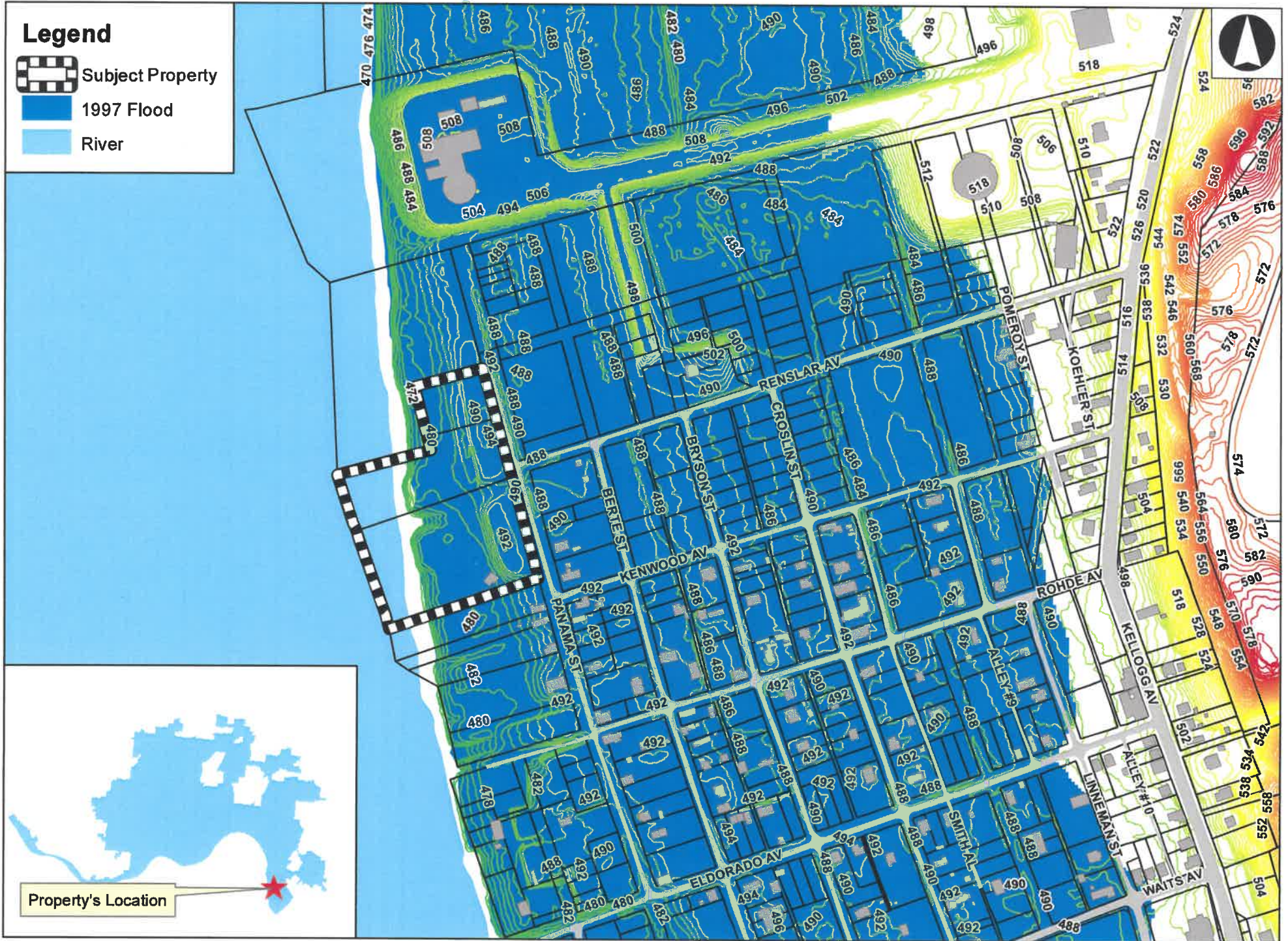
805 Central Avenue, Suite 700

Cincinnati, Ohio 45202

513-352-4840

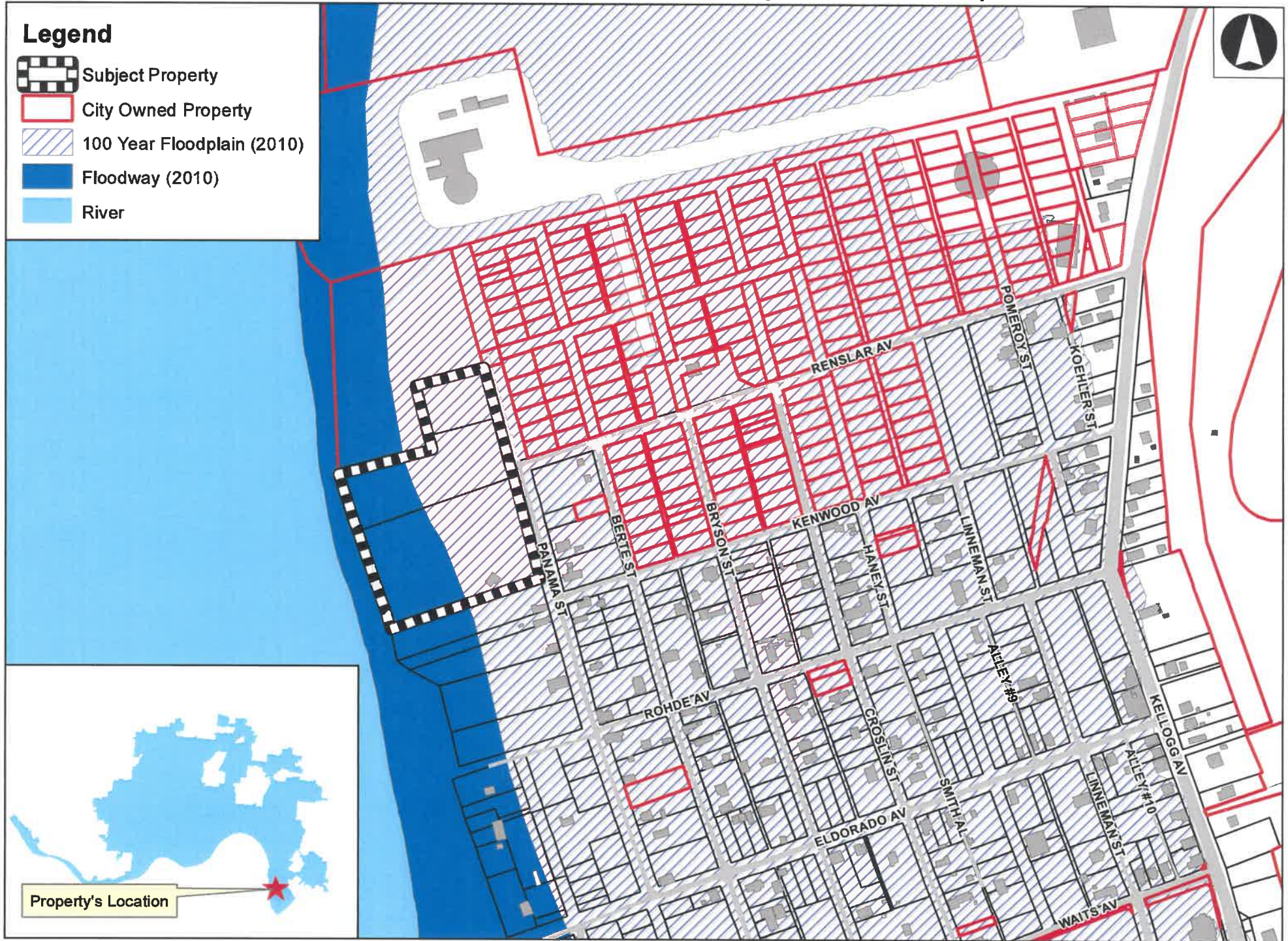


# Sanctuary at River Green - 1997 Flood





# Sanctuary at River Green - City Owned Properties







## Memorandum:

To: Gary Osterfeld  
From: Jonathan Evans  
Date: June 13, 2017  
Subject: Sanctuary at River Green SIP-Notes

Gary, My understanding of the status of review from each department and some documenting timelines:

### **Department of Transportation (DOT):**

*2017.04.28-6:24 pm*-Plans sent to Morgan Heilman via email. Addressing all comments received with one exception. Her comment #6 asked for the removal of the drive on the south side of our development. This drive is necessary to access the boat ramp, and the common area. It is an existing drive and needs to remain for access to the river side of the property.

*2017.04.25-1:56pm*-Comments received from Morgan Heilman, via email from Steve Briggs.

### **Metropolitan Sewer District (MSD):**

#### **PTI Forms:**

*2017.06.13-6:15 pm*-Revised PTI Forms sent to Jeff Chen, MSD for one last review before sending to Ohio EPA. As long as everything looks good, plans will be transmitted to MSD with check to Ohio EPA for PTI processing.

*2017.05.16-12:11pm*- Comments received from Jeff Chen asking for minor edits to PTI forms.

#### **Plans:**

*2017.04.28-1:02 pm*-Plans sent back to Jeff Chen. Understand plans are acceptable.

*2017.04.25-6:32 am*-Comments received from Jeff Chen, MSD with respect to sanitary sewer plans.

### **Department of Stormwater Management Utility (SMU):**

*2017.06.13*-In receipt of comments from SMU, by way of Steve Briggs/James Weaver. These comments were apparently transmitted to Briggs/Weaver on 2017.06.09 but we have never seen them prior. We will work to address the comments over the next couple of days and have plans back to Rob Goodpaster.

## Exhibit K

We have been in contact with Rob Goodpaster on several occasions over the last couple of months. My last conversation with Mr. Goodpaster left me understanding that everything was in "pretty good order but comments would be coming from the flood plain administrator". We had asked for comments in writing, but nothing pertinent was received.

2017.05.22-1:27pm-email from RG stating that comments were submitted to building department (email attached)

2017.05.22-1:43pm-email from RG stating that he was just re-issued plans (email attached)

### Greater Cincinnati Water Works (GCWW):

2017.05.19-In receipt of an approved Preliminary Application (PA). We are working on construction plans for the installation of water main within the development and all the way to Kellogg.

2017.05.08- Memo on this date. We received it from Weaver/Briggs on 2017.06.13 (Osterfeld). Doesn't appear there is anything that needs to be addressed, other than having the city review/coordinate the prior fill permits on the property. Some notes may have to be added to Construction plans but we will work with staff to make sure these are handled appropriately. Unclear if Items 1 and 2 are just for reference or need to be added to plans??

Multiple communication with GCWW via phone and email following up on the Preliminary Application file on 2/21/2017

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jonathan R. Evans", with a stylized flourish at the end.

Jonathan R. Evans, P.E.



NOTE

## Exhibit K

### Jonathan Evans

---

**From:** Jonathan Evans  
**Sent:** Friday, April 28, 2017 6:24 PM  
**To:** 'Heilman, Morgan'  
**Subject:** Fwd: Sanctuary at River Green SIP - Please review  
**Attachments:** 16-163 Panama Civil Set-042817.pdf; 16-163 Panama Civil Set-042817.pdf

Morgan,

Updated plans per your comments.

Have a nice weekend.

Jonathan

Get [Outlook for iOS](#)

----- Forwarded message -----

**From:** "Kris Zembrodt" <[KZembrodt@evans-eng.net](mailto:KZembrodt@evans-eng.net)>  
**Date:** Fri, Apr 28, 2017 at 5:50 PM -0400  
**Subject:** RE: Sanctuary at River Green SIP - Please review  
**To:** "Jonathan Evans" <[jevans@evans-eng.net](mailto:jevans@evans-eng.net)>

Attached updated set.



Kristopher Zembrodt  
4240 Airport Rd., Suite 211  
Cincinnati, Ohio 45226  
513-321-2168 office

**Exhibit K**

**From:** Jonathan Evans

**Sent:** Thursday, April 27, 2017 9:28 AM

**To:** Kris Zembrodt

**Subject:** FW: Sanctuary at River Green SIP - Please review

**From:** Briggs, Steve [mailto:Steve.Briggs@cincinnati-oh.gov]

**Sent:** Tuesday, April 25, 2017 1:56 PM

**To:** Jonathan Evans <jevans@evans-eng.net>

**Subject:** FW: Sanctuary at River Green SIP - Please review

Comments from DOTE

**From:** Heilman, Morgan

**Sent:** Tuesday, April 25, 2017 1:45 PM

**To:** Briggs, Steve

**Subject:** RE: Sanctuary at River Green SIP - Please review

Steve

SO sorry these comments are late. I was delayed getting them out and was still compiling last week.

DOTE's comments:

1. Add walk at both ends of Sanctuary Place to connect the 2 sides of the street. *Addressed*
2. All curb ramps need to have detectable warnings. *Addressed*
  - a. I think there are ramps at the turn-arounds, but if not, there need to be. ✓
3. The 1.5' of tree lawn on new Renslar is too narrow to grow. Make it concrete. *Addressed*
  - a. New Renslar should have walk on both sides. *Addressed*
4. Do the plans reflect the plan discussed with DOTE at the southwest corner of Renslar and Panama? It doesn't appear needed.
  - a. Correct radius ✓
  - b. Keep the manhole out of the curb ✓
  - c. Taper back to width of Panama ✓
  - d. The sidewalk location looks off ✓
5. What is happening with the Duke poles in Panama? *> Remain's some to be relocated*
6. The drive on the south side of the development off Panama should be removed. *Drive still needed for bus*

**Exhibit K**

Are you sending (or have you already sent) all the comments from the departments to the developer? Or should I forward DO1

Thanks!  
Morgan

---

**From:** Weaver, James  
**Sent:** Monday, April 03, 2017 8:27 AM  
**To:** Briggs, Steve; Calder, Becky; Crawford, Thomas; Heilman, Morgan; Kelly, Chris; Louis, Daniel; Lyttle, Edwina; Martin, Robert; Steven; Patton, Shawn; Pettit, Keith; Prather, Fred; Saylor, Eric; Shad, Matthew; St John, Richard; Vickrey, Bob  
**Cc:** Jonathan Evans  
**Subject:** Sanctuary at River Green SIP - Please review

Good morning,

Attached are the plans for a Subdivision Improvement Plan for the Sanctuary at River Green, located off Panama Street in Calif following comments, but will let each affected reviewing agency comment in more detail.

- Although the property is out of the floodplain, the surrounding area, including the roads to get there, are not. Is this a
- The Planning signature block should look as follows, except "Record Plat" should say "Subdivision Improvement Plan"

*RECORD PLAT APPROVED BY THE CITY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_ A.D.*

*\_\_\_\_\_  
CHARLES C. GRAVES III, DIRECTOR, DEPARTMENT OF CITY PLANNING*

I will be out of the office for four weeks starting Friday, April 7<sup>th</sup>, so please submit any comments you have to **STEVE BRIGGS** by **2017. If you know you will have comments but can't complete them by this date, let Steve know as soon as you can.**

*If we do not hear from you or your agency by this date, we will assume that you do not have any comments and we will move this to the City Planning Commission.*

Thanks!  
James Weaver, AICP | Senior City Planner

City of Cincinnati | Department of City Planning  
Two Centennial Plaza | 805 Central Avenue, Suite 720 | Cincinnati, OH 45202  
513-352-4882 (p) | 513-352-4853 (f) | [www.cincinnati-oh.gov](http://www.cincinnati-oh.gov)



MSD

## Exhibit K

### Jonathan Evans

---

**From:** Jonathan Evans  
**Sent:** Tuesday, June 13, 2017 6:11 PM  
**To:** 'Chen, Jeff'  
**Cc:** Parker, Steven; Crawford, Thomas  
**Subject:** RE: Sanctuary at River Green  
**Attachments:** PTIFormB1-053117.pdf; PTIFormA-053117.pdf

Jeff,

**Revised PTI Forms.** Would you mind looking at these and confirming that we have it correct? We will then get 4 sets of plans,

Thanks!

Jonathan



Jonathan R. Evans, P.E.  
4240 Airport Rd., Suite 211  
Cincinnati, Ohio 45226  
513-321-2168 office  
513-617-4810 mobile

*This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, confidential and/or privileged information or distribution is prohibited. If you are not the intended recipient, employee or agent responsible for delivering this message, please contact the sender by reply e-mail message.*

**From:** Chen, Jeff [mailto:Jeff.Chen@cincinnati-oh.gov]  
**Sent:** Tuesday, May 16, 2017 12:11 PM  
**To:** Jonathan Evans <jevans@evans-eng.net>  
**Cc:** Parker, Steven <Steven.Parker@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>  
**Subject:** RE: Sanctuary at River Green

## Exhibit K

### Jonathan Evans

---

**From:** Jonathan Evans  
**Sent:** Friday, April 28, 2017 1:02 PM  
**To:** 'Chen, Jeff'  
**Cc:** Parker, Steven; Crawford, Thomas; Weaver, James; Briggs, Steve; Goodpaster, Robert  
**Subject:** RE: Sanctuary at River Green  
**Attachments:** 16163 Panama Sanitary Set-042817.pdf

Revised plans per comments below.

Jonathan



Jonathan R. Evans, P.E.  
4240 Airport Rd., Suite 211  
Cincinnati, Ohio 45226  
513-321-2168 office  
513-617-4810 mobile

*This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, confidential and/or privileged information or distribution is prohibited. If you are not the intended recipient, employee or agent responsible for delivering this message, please contact the sender by reply e-mail message.*

**From:** Chen, Jeff [mailto:Jeff.Chen@cincinnati-oh.gov]  
**Sent:** Tuesday, April 25, 2017 6:32 AM  
**To:** Jonathan Evans <jevans@evans-eng.net>  
**Cc:** Parker, Steven <Steven.Parker@cincinnati-oh.gov>; Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Weaver, James <James.Weaver@cincinnati-oh.gov>; Briggs, Steve <Steve.Briggs@cincinnati-oh.gov>; Goodpaster, Robert <Robert.Goodpaster@cincinnati-oh.gov>  
**Subject:** RE: Sanctuary at River Green

Jonathan,

On behalf of MSD, followings are the revised comments of sanitary sewer extension plan dated 04/17/17.

## Exhibit K

1. Sanitary sewer No. 6660 is assigned to the project. **Added.**
- Use the current MSD standard drawings. **Added**
2. Show all existing and proposed utilizes on the profile view. **They are shown.**
3. Inside drop connection to the existing manhole is not permitted by MSD. **We are proposing to go to bottom now.**
4. Station and invert elevation for all proposed sanitary sewer services. **Added.**
5. Provide the suggested elevation of finished floor for all lots. **Added-note on cover sheet, bottom left of viewport.**
6. Provide cleanout at the end of all sanitary sewer services. **These should be added by builders, not developer**
7. Modify sanitary sewer note 10, watertight lid shall be used for manholes within this development. **Added.**
8. Sanitary sewer note 15, will the sanitary sewers within this development be private or public? Conflict with note 10. **Fixe**

Jeff

**From:** Jonathan Evans [<mailto:jevans@evans-eng.net>]

**Sent:** Monday, April 24, 2017 12:13 PM

**To:** Chen, Jeff <[Jeff.Chen@cincinnati-oh.gov](mailto:Jeff.Chen@cincinnati-oh.gov)>

**Cc:** Parker, Steven <[Steven.Parker@cincinnati-oh.gov](mailto:Steven.Parker@cincinnati-oh.gov)>; Crawford, Thomas <[Thomas.Crawford@cincinnati-oh.gov](mailto:Thomas.Crawford@cincinnati-oh.gov)>

**Subject:** RE: Sanctuary at River Green

We send Steve Parker sewer plans last week, with preliminary PTI forms. Think they address most of the comments below.

See attached.

Jonathan



Jonathan R. Evans, P.E.  
4240 Airport Rd., Suite 211  
Cincinnati, Ohio 45226  
513-321-2168 office  
513-617-4810 mobile

*This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, confidential and/or privileged information or distribution is prohibited. If you are not the intended recipient, employee or agent responsible for delivering this message, please contact the sender by reply e-mail message.*



SMU

## Exhibit K

### Weaver, James

---

**From:** Briggs, Steve  
**Sent:** Friday, June 09, 2017 10:43 AM  
**To:** Weaver, James  
**Subject:** FW: Sanctuary at River Green SIP - Please review again 1 week May 30

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

fyi

---

**From:** Goodpaster, Robert  
**Sent:** Wednesday, May 31, 2017 3:01 PM  
**To:** Parker, Steven; Keough-Jurs, Katherine  
**Cc:** Briggs, Steve  
**Subject:** RE: Sanctuary at River Green SIP - Please review again 1 week May 30

Katherine, SMU has the following comments :

There will be times of the year that this area will flood. If the storm infrastructure is flooded as well, SMU will not be able to service blocked pipes until the flood has drawn down. This could possibly affect people up stream of this development. How can this be overcome?

There is a possibility that the storm infrastructure will be saturated with water. Ensure that the materials used have the durability for these cycles.

#### General –

1. Suggest creating drawing with designed surfaces showing elevation detail with drainage inlets, pipes, connections, and flood routes. This will help get a better overall idea of the Storm water management intent.
2. For drawings that continue on different pages, please add match lines.
3. Suggest drainage plan drawing. Detail areas, and capacities for drainage system.
4. Add North Arrow to drawings.


#### Sheet C-2 –

1. What will happen to monitoring wells during and post construction? If they are to be abandoned is there a protocol for this?
2. Detail Flood plain if applicable

#### Sheet C-3 –

3. Show surface design elevations vs. flood plain elevation (501)
4. Detail property dimensions and area of each plot
5. Detail walking trail easement

#### Sheet C-4 –

6. EX catch basin to be removed south west of STR19. Will the pipe attached be removed? It seems as this pipe ties into the new STR 19? 

## Exhibit K

7. Where does water go once tied into STR1?
8. Detail pipe leaving STR1.
9. Detail the easement for this area.

### Sheet C-4.1 & C-4.2 –

10. How does water on each property get to storm inlets? Show more elevation detail.
11. What is the destination of the drainage inlets on East side of the development? How does this tie in to the storm water system?
12. Please show profile drawings of the storm lines along Panama St, Str25 > Str 19. Seems as though this line is running away from the rest of the system. Is that the intent?

### Sheet C-5 –

13. Show proposed structures and storm water routings between the structures

### Sheet C-6 –

14. What is the dashed line with -D- ? This is not on the legend.
15. Detail Storm water Lateral on the drawings.

### Sheet C-7 –

16. Bold font on this drawing is hard to read. Suggest cleaning up the details of existing structures.
17. Site notes are not complete. Show pre/post runoff coefficients, and areas of development and disturbed areas.
18. Show construction entrance on this drawing.

### Sheet C-7.1 –

19. Please add concrete washout detail and location where applicable.
20. Are any sediment control devices needed on Renslar or Panama streets in the event that construction entrance is not upkept?

**From:** Parker, Steven

**Sent:** Tuesday, May 30, 2017 2:57 PM

**To:** Keough-Jurs, Katherine <Katherine.Keough-Jurs@cincinnati-oh.gov>

**Cc:** Crawford, Thomas <Thomas.Crawford@cincinnati-oh.gov>; Chen, Jeff <Jeff.Chen@cincinnati-oh.gov>; Saylor, Eric <Eric.Saylor@cincinnati-oh.gov>; Goodpaster, Robert <Robert.Goodpaster@cincinnati-oh.gov>; Briggs, Steve <Steve.Briggs@cincinnati-oh.gov>

**Subject:** RE: Sanctuary at River Green SIP - Please review again 1 week May 30

Katherine,

MSD has no additional comments.

Steve

**Steven G. Parker, P.E.**

METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI  
Development Services  
1600 Gest Street  
Cincinnati, OH 45204  
Ph: 513.244.1351 fax: 513.244.1327  
[steven.parker@cincinnati-oh.gov](mailto:steven.parker@cincinnati-oh.gov)

## Exhibit K

### Jonathan Evans

---

**From:** Goodpaster, Robert <Robert.Goodpaster@cincinnati-oh.gov>  
**Sent:** Monday, May 22, 2017 1:27 PM  
**To:** Jonathan Evans  
**Subject:** RE: Panama-Renslar

Jonathan - The comments have been submitted to the Building and Inspection department, but are waiting on further review Administrator. I will keep you posted if I hear anything else.

Thanks

Rob

**From:** Jonathan Evans [mailto:jevans@evans-eng.net]  
**Sent:** Monday, May 22, 2017 11:24 AM  
**To:** Goodpaster, Robert <Robert.Goodpaster@cincinnati-oh.gov>  
**Cc:** Gary Osterfeld <gary@ociproperties.net>  
**Subject:** RE: Panama-Renslar

Rob,

Could you please give me an update where we are with approvals/comments regarding this project?

Thank you.

Jonathan

**From:** Goodpaster, Robert [mailto:Robert.Goodpaster@cincinnati-oh.gov]  
**Sent:** Thursday, May 04, 2017 3:06 PM  
**To:** Jonathan Evans <jevans@evans-eng.net>  
**Subject:** RE: Panama-Renslar

My boss is out today. I will check with him tomorrow.

RG



## Exhibit K

### Jonathan Evans

---

**From:** Goodpaster, Robert <Robert.Goodpaster@cincinnati-oh.gov>  
**Sent:** Monday, May 22, 2017 1:43 PM  
**To:** Jonathan Evans  
**Subject:** RE: Panama-Renslar

Jonathan – I was just reissued the drawings for review from the Building and Inspection Department.

Thanks  
Rob

**From:** Jonathan Evans [mailto:jevans@evans-eng.net]  
**Sent:** Monday, May 22, 2017 11:24 AM  
**To:** Goodpaster, Robert <Robert.Goodpaster@cincinnati-oh.gov>  
**Cc:** Gary Osterfeld <gary@ociproperties.net>  
**Subject:** RE: Panama-Renslar

Rob,

Could you please give me an update where we are with approvals/comments regarding this project?

Thank you.

Jonathan

**From:** Goodpaster, Robert [mailto:Robert.Goodpaster@cincinnati-oh.gov]  
**Sent:** Thursday, May 04, 2017 3:06 PM  
**To:** Jonathan Evans <jevans@evans-eng.net>  
**Subject:** RE: Panama-Renslar

My boss is out today. I will check with him tomorrow.

RG

## Exhibit K

**From:** Jonathan Evans [<mailto:jevans@evans-eng.net>]  
**Sent:** Thursday, May 04, 2017 8:38 AM  
**To:** Goodpaster, Robert  
**Subject:** RE: Panama-Renslar

Early week has passed. Do you have any comments? Developer is pushing hard on this and ask me to follow up again.

Jonathan

**From:** Goodpaster, Robert [<mailto:Robert.Goodpaster@cincinnati-oh.gov>]  
**Sent:** Wednesday, April 26, 2017 10:48 AM  
**To:** Jonathan Evans <[jevans@evans-eng.net](mailto:jevans@evans-eng.net)>  
**Subject:** RE: Panama-Renslar

Yes. There are a couple of other people in SMU that are reviewing. Should have them all combined by €

RG

**From:** Jonathan Evans [<mailto:jevans@evans-eng.net>]  
**Sent:** Wednesday, April 26, 2017 7:57 AM  
**To:** Goodpaster, Robert  
**Subject:** Panama-Renslar

Didn't you say you were reviewing this subdivision project? Do you have any comments?

Jonathan



Jonathan R. Evans, P.E.

GCWW

## Exhibit K

### Jonathan Evans

---

**From:** O'Shea, Jim <Jim.O'Shea@gcww.cincinnati-oh.gov>  
**Sent:** Friday, May 19, 2017 2:19 PM  
**To:** Jonathan Evans  
**Subject:** Approval for PA CIN286 Panama St - Sanctuary Point  
**Attachments:** pa\_appr.pdf

Attached should be a PDF copy of the approved preliminary application.  
A paper copy has been sent via USPS.

*Thank you for your submittal.*

Jim O'Shea  
Engineering Technical Supervisor  
Greater Cincinnati Water Works  
Engineering - Planning  
4747 Spring Grove Avenue  
Cincinnati, OH 45232

513-591-7860

jim.oshea@gcww.cincinnati-oh.gov

Please consider your environmental responsibility before printing.

## Exhibit K



May 8, 2017

**To:** Sheila Hill-Christian, Assistant City Manager  
**From:** Cathy B. Bailey, Director, Greater Cincinnati Water Works *CBB*  
**Subject:** Sanctuary at River Green  
**Cc:** Art Dahlberg, Verna Arnette, Jeff Pieper

The Greater Cincinnati Water Works (GCWW) has concerns with the proposed Sanctuary at River Green subdivision (Panama St.) – concerns that are typically beyond the range of our involvement, nonetheless, concerns that we feel should be raised.

The Greater Cincinnati Water Works has received a Preliminary Application for Water Main extension for a proposed subdivision in the California community: Sanctuary at River Green. Our Engineering staff has reviewed this application and has set conditions for installation of water service which will require the development to install public water main within the subdivision and within the neighborhood to the source main in Kellogg Avenue. This is the requirement for water service in accordance with the GCWW Rules and Regulations.

However, this proposed subdivision is within the Ohio River flood plain. Access to the proposed subdivision and the water mains, valves and any hydrants to be maintained by GCWW during a flood event is a concern.

1. When an area is flooded, the GCWW valves off the fire hydrants to reduce the chance of flood debris damaging the hydrant and compromising water quality in the area. With the addition of more water mains in the area, this effort will be extended to include these new hydrants as well. Therefore, during preparation for potential flooding events, fire protection to the new development may be compromised, depending on the hydrant location and the distance to the next hydrant.
2. Additionally, the proposed development is adjacent to properties purchased by FEMA which are within the 100 year flood plain and are now vacant lots.
3. Since the proposed subdivision will require fill to be brought to the site to bring it out of the flood plain, and water mains in the new subdivision are to be installed, it is unknown if this fill is engineered to proper specifications with respect to building structures within the flood plain. This is concerning since any soil/earth movement could result in damage or loss of integrity to GCWW infrastructure in this area which could present a potential water quality, contamination or asset risk that may not initially be discovered. This type of situation may cause the City to have to consider additional plans or alternative solutions to protect assets in this area in the future.

While GCWW has outlined the requirements for water service in this area, these concerns are worth noting and should be considered as discussions occur, plans are approved and permits are considered for this development.



## Exhibit L

### Weaver, James

---

**From:** Prather, Fred  
**Sent:** Wednesday, June 14, 2017 8:42 AM  
**To:** Gary Osterfeld  
**Cc:** Prather, Fred  
**Subject:** RE: sanctuary at River Green sip modification indemnifying city and obligating evacuation plan

Gary,

Thanks for your input, the Planning Commission will undoubtedly be interested in your thoughts and possible solutions you will bring to the table.

---

**From:** Gary Osterfeld [<mailto:gary@ociproperties.net>]  
**Sent:** Tuesday, June 13, 2017 9:41 PM  
**To:** Prather, Fred  
**Subject:** sanctuary at River Green sip modification indemnifying city and obligating evacuation plan

Fred,

Thanks for taking the time to meet with me this afternoon. Following is my proposal to indemnify the city from flood related access liability and commit land owners to an evacuation plan and construction means of premanant utility disconnect.

LIABILITY- Upon purchasing any Sanctuary at River Green subdivision property, all owners shall be obligated to indemnify the city of Cincinnati of any liability related to flood access. This shall be part of the subdivision covenants and shall run with the land as long as any residential use is applicable. These covenants shall also obligate the owner to follow utility disconnect installation specifications and turn off all utilities in the case of a flood related compromise of site access above 59' river flood stage. In addition, all residents shall be obligated to evacuate the premises upon that 59' river stage.

UTILITY DISCONNECT INSTALLATION SPECIFICATIONS- all utilities that could serve as a source of ignition or fuel and water shall be of a group disconnect. They shall all be conveniently located in a path of egress no more than 10' from a door, unobstructed, on the ground level, above the BFE, as close as code allows to each other (electric must be a minimum distance from gas and water or as close as code allows), and clearly and permanently labeled with evacuation instructions. Utilities shall include any source of fuel or ignition and water. Water lines shall be installed so as to be gravity drained with the opening of one valve. Each utility must be clearly marked and easily turned off with a single motion.

Hope this helps Fred,

Let me know what you think.

I should be available all day and will try to call you if I do not hear by late afternoon.

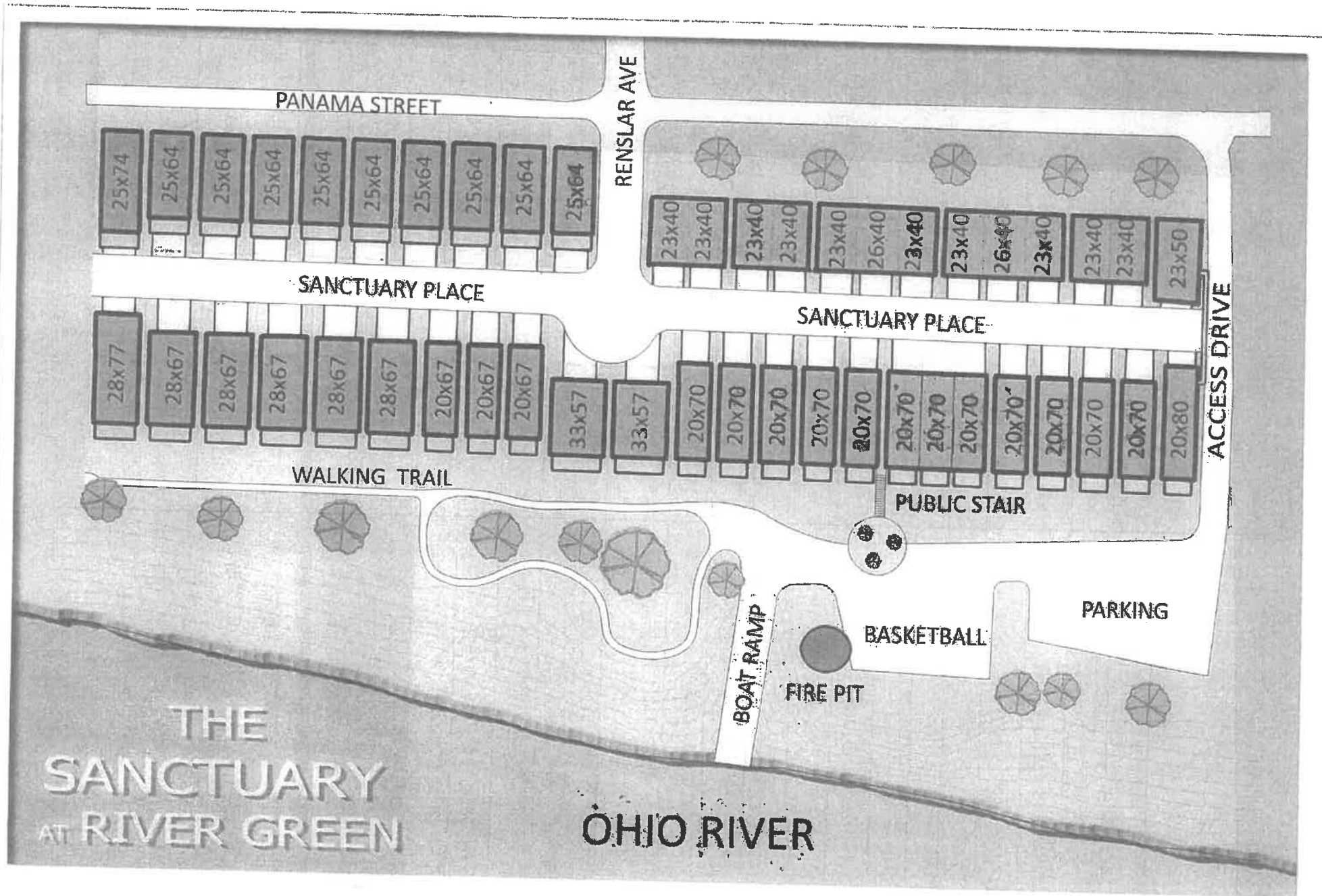
Gary Osterfeld 602-9163  
Panama RE Investments, LLC

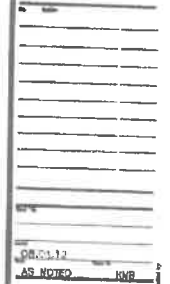
**Date:** May 28, 2013 @ 10:00 AM

**Project Manager:** Gary Osterfeld – 5731-5783 Panama Street

**Facilitator: Rodney D. Ringer**

[illegible]





Site Development for:  
**The Sanctuary at River Green**  
5731-5783 Panama Street, Cincinnati, OH 45230

## A1.0

Date: May 30, 2017

To: Steve Briggs, City Planning

From: Michael Moore, Director, Department of Transportation and Engineering

Subject: SACTUARY AT RIVER GREEN SUBDIVISION IMPROVEMENT PLAN

---

The Department of Transportation and Engineering (DOTE) has reviewed concepts and drawings for the Sactuary Development at Renslar Avenue and Panama Street for many years, most recently through the Pre-Development and Subdivision process. The latest set of plans show that the proposed roadway network is designed to public street standards relative to construction materials and thickness, street width, sidewalk, and turn-around requirements. Therefore, the layout of the subdivision has been approved by DOTE.

For many years, fill has been brought to the site to bring it out of the flood plain. It is unknown if this fill is engineered to proper specifications with respect to building structures within the flood plain, or if approvals were given by the Army Corps of Engineers for this work and for the intended end use. While the street network is designed to City standards, documentation of the soil fill and ability to withstand the impacts of flooding will be required by DOTE before these streets can be dedicated and accepted as public streets. The integrity of the fill to support public infrastructure, including utilities, must be demonstrated by the Developer.

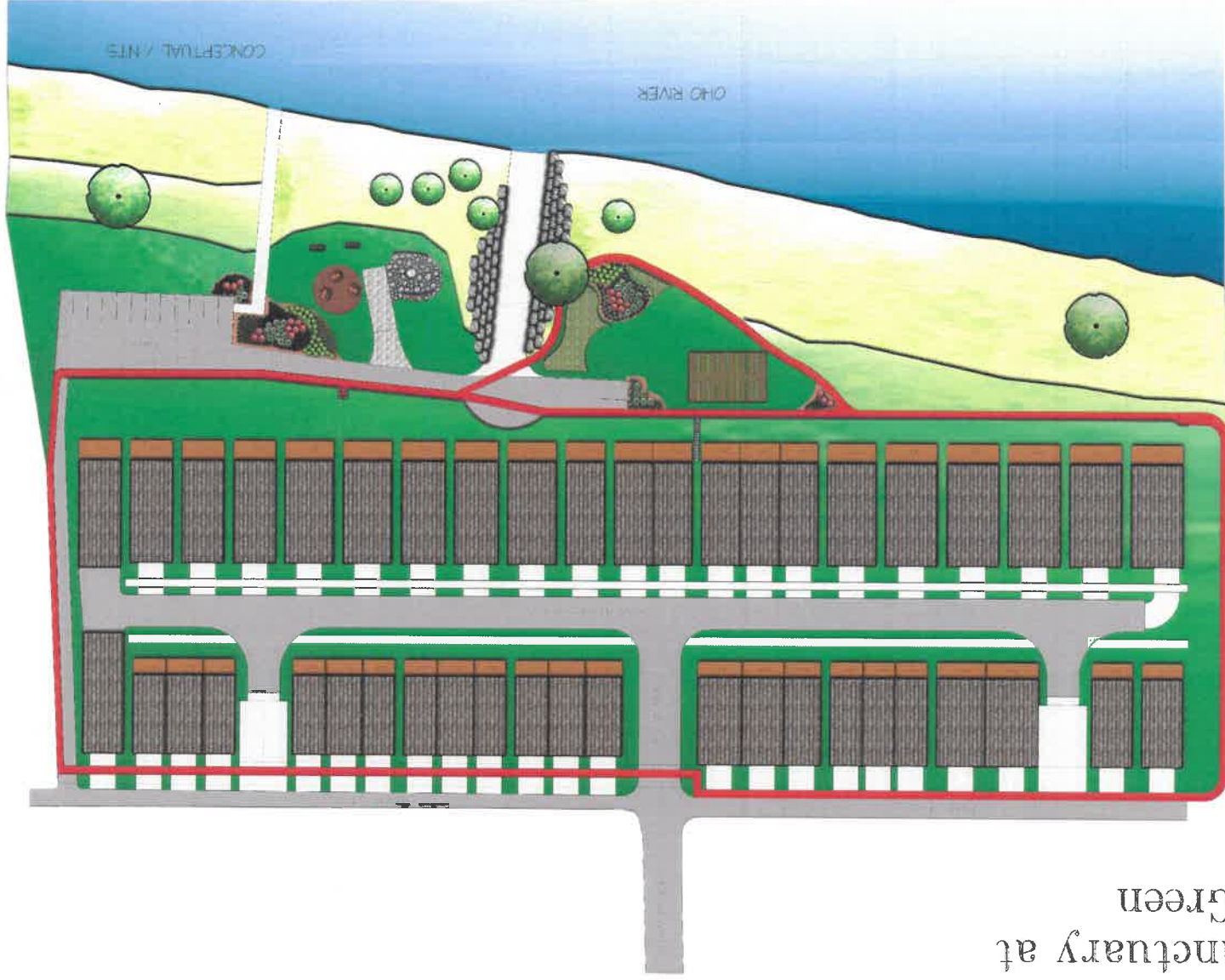
These items are required by the Subdivision and Development Streets Manual Section 232. In addition, all applicable submittals listed in Section 412.01 are required prior to DOTE issuing a Subdivision permit.

We appreciate the opportunity to review and comment on the Subdivision Improvement Plan.

cc: Don Gindling, City Engineer, DOTE  
Matthew Andrews, City Architect, DOTE  
Morgan Heilman, Bryan Williams, Martha Kelly, DOTE



NOTE:  
DRAWING FOR CONCEPTUAL PURPOSES ONLY.  
REFER TO SUBJECT DRAWINGS FOR EXISTENT  
LEGAL DESCRIPTIONS.



The Sanctuary at  
River Green

**June 14, 2017**

**City Planning Commission  
City of Cincinnati  
805 Central Avenue  
Cincinnati, Ohio 45202**

**Hello,**

**I am an agent for Keller Williams Realty with an emphasis on California and Anderson Township. My son owns a home in California. I have coordinated several community cleanups and attend the community council meetings. California has the lowest crime rate in Cincinnati.**

**We need assistance to allow builders and developers to invest in and grow California. This would add tax revenue to the city of Cincinnati. My son and many other California property owners are constantly improving their property. A couple from the west coast has purchased land to build a getaway home and others have invested for future development.**

**My greatest concern is regarding the Panama development. Gary Osterfeld volunteers his time and equipment for the annual California cleanup. He offers his land to place the roll off containers for the cleanup. His efforts are tireless.**

**In spite of the fact that previous Cincinnati administrators worked with Mr. Osterfeld regarding his development, he has now run into roadblocks and needs help. The flood plain seems to be the major issue preventing his development. However, the Osterfeld property is a workable area. New construction is designing homes where the living space is out of the danger area. Federal flood insurance is available as a protector to the homeowner as well as your liability. The pool system we have on the Ohio further controls flooding.**

**I don't understand why that is an issue since the Cincinnati public school, Riverview East Academy was built in the plain. Additionally, current construction and development along Riverside drive is in the flood plain.**

**Mr. Osterfeld's development will be a boon to California and Cincinnati as a whole. My customers and the residents of California have an opportunity to improve the value of their homes and this development will facilitate this.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "H. Douglas Master". The signature is fluid and cursive, with the first name "H." and last name "Master" clearly distinguishable.

**H. Douglas Master      513-389-6104**

City of Cincinnati Planning Committee,

I can remember coming down to California, OH when I was just a young kid. My grandfather, Ed Wiwi had a house by the river and a dock where he kept his prize possession, Free Again II. Every year I would beg my mom to let me have my birthday party at Grandpa's dock, I loved being on the water.

Sitting here 20 years later, I notice that not much has changed in California. When my grandfather passed he left the estate with 10 houses all here along the River. He was in bad shape from Parkinson's disease and the condition of his rental properties were no better. I've had the tough job of being the executor of his estate, not an easy task I must add. This week marks the 2 year anniversary of his passing, and in this time the estate has made over \$50,000 in repairs to the homes he owned, 3 of which have been sold.

As a current resident of California, I always make sure that I'm selling his homes to people who care, people that want to make this village a nice place. This is the sole reason I am all in favor or supporting the development down at the end of Panama. I have talked with Mr. Osterfeld numerous times about his development and can't wait to see how it turns out. He's already done so much for the community by maintaining the park and organizing the yearly village clean up. Having an owner investing in this town like him will be beneficial for all property owners and current residents. Just down the road in Columbia Tusculum Mr. Osterfeld developed a section of homes on Strafer St. It would be my wildest dream to see the town I remember as a kid be filled with homes of that magnitude.

Again as a current resident, and one that can see Mr. Osterfeld's property from my own window, I can't wait to see these gorgeous homes being built and the residents it will attract to my town.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Benjamin Gavin', with a stylized, cursive script.

Benjamin Gavin

June 2, 2017

Cincinnati Planning Commission  
805 Central Avenue  
Cincinnati OH 45202

To Whom It May Concern:

My name is Jack Carnes. I have lived and worked in the California neighborhood since I was born. I am 77 years old, and have managed and owned a full-service boat business in California for over 40 years. I have known Gary Osterfeld and have been familiar with his development for 10 years.

I am aware that his development will upgrade and repair existing infrastructure which has been neglected for years. This will help to stabilize the neighborhood. The river has been a source of life and pleasure. I support his development.

Sincerely,

Jack Carnes  
5914 Berte Street resident

## Weaver, James

---

**From:** Michael Christ <mchrist5830@gmail.com>  
**Sent:** Monday, June 12, 2017 8:49 PM  
**To:** Gary@ociproperties.net  
**Subject:** Support Panama project

To whom it may concern

This is a letter of support for Gary Osterfeld's Panama Street single family housing development. My wife and I are longtime residents, property owners and business owners in the community of California. We feel this community is in need of new development and updating to the infrastructure. We also feel that this development could jump start further development in the community and hopefully in our business district. As with any development we would expect that it meet all city requirements and directives.

Michael & Roberta Christ  
5830 Panama  
Cincinnati, Oh 45230  
513-300-9431



## Weaver, James

---

**From:** David Ross <David.Ross@kzf.com>  
**Sent:** Wednesday, May 31, 2017 9:51 AM  
**To:** Gary Osterfeld  
**Subject:** Cincinnati Planning Commission / Sanctuary at River Green

To:  
Cincinnati Planning Commission

From:  
David Ross  
5814 Kellogg Avenue  
Cincinnati, Ohio 45230

Re: Sanctuary at River Green

I am writing this note as a California resident and not necessarily as the President of the California Community Council. Assuming owner / developer Gary Osterfeld has met all city requirements I am in support of this project. The neighborhood of California would greatly benefit from any new residential units and the site for this project certainly has the potential for an attractive riverfront setting for residential use. I also believe aside from increased city / California population which benefits tax base and area businesses, general improvements included as a part of this development should benefit the community in general. This project could also encourage others to build / infill in a proper flood resistance manner and overall property values could increase.

David Ross, AIA, LEED AP  
Director of Design | KZF Design

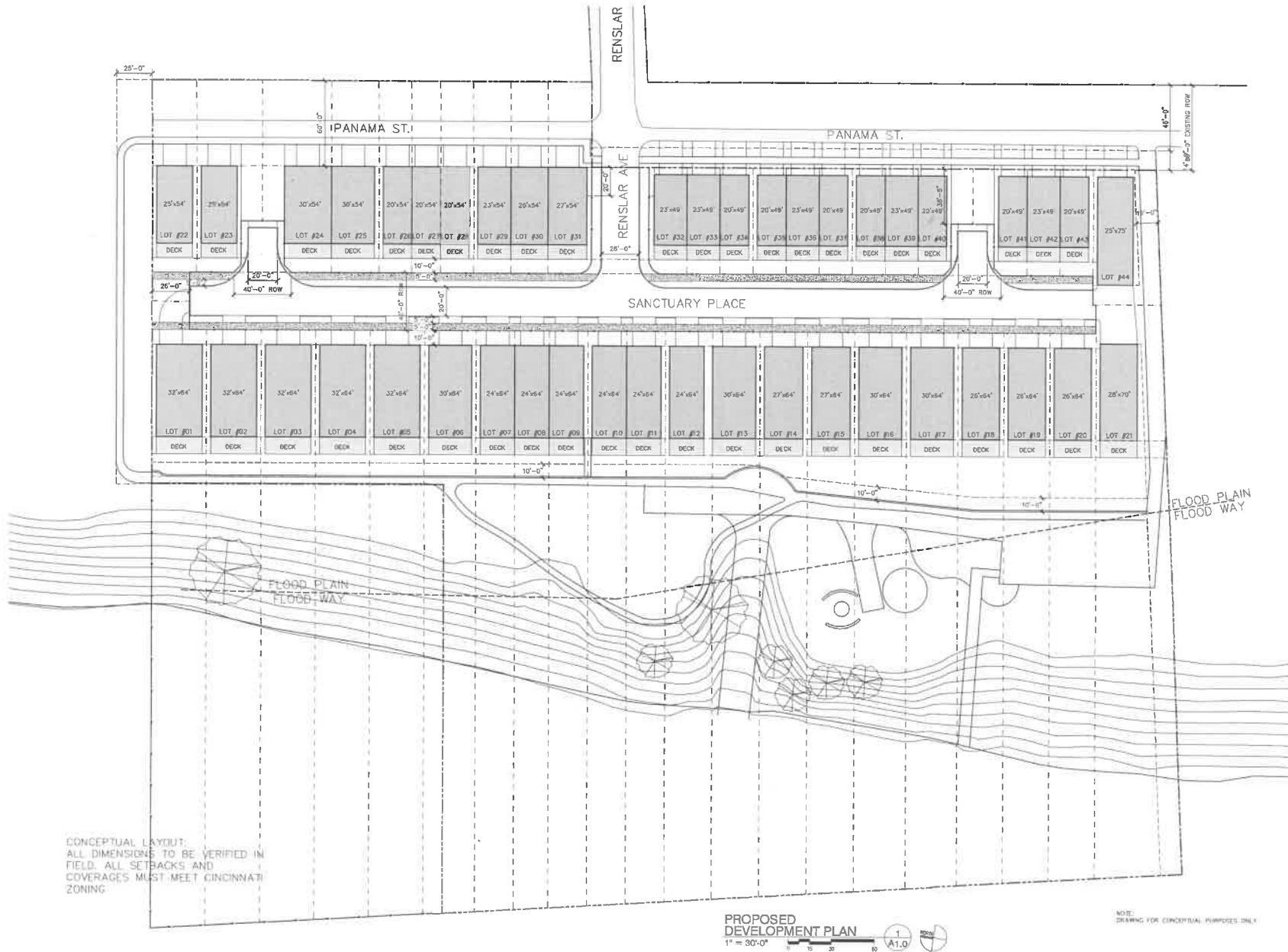


main 513.621.6211 direct 513.864.8609  
[David.Ross@kzf.com](mailto:David.Ross@kzf.com) [KZF.COM](http://KZF.COM)

Follow us!



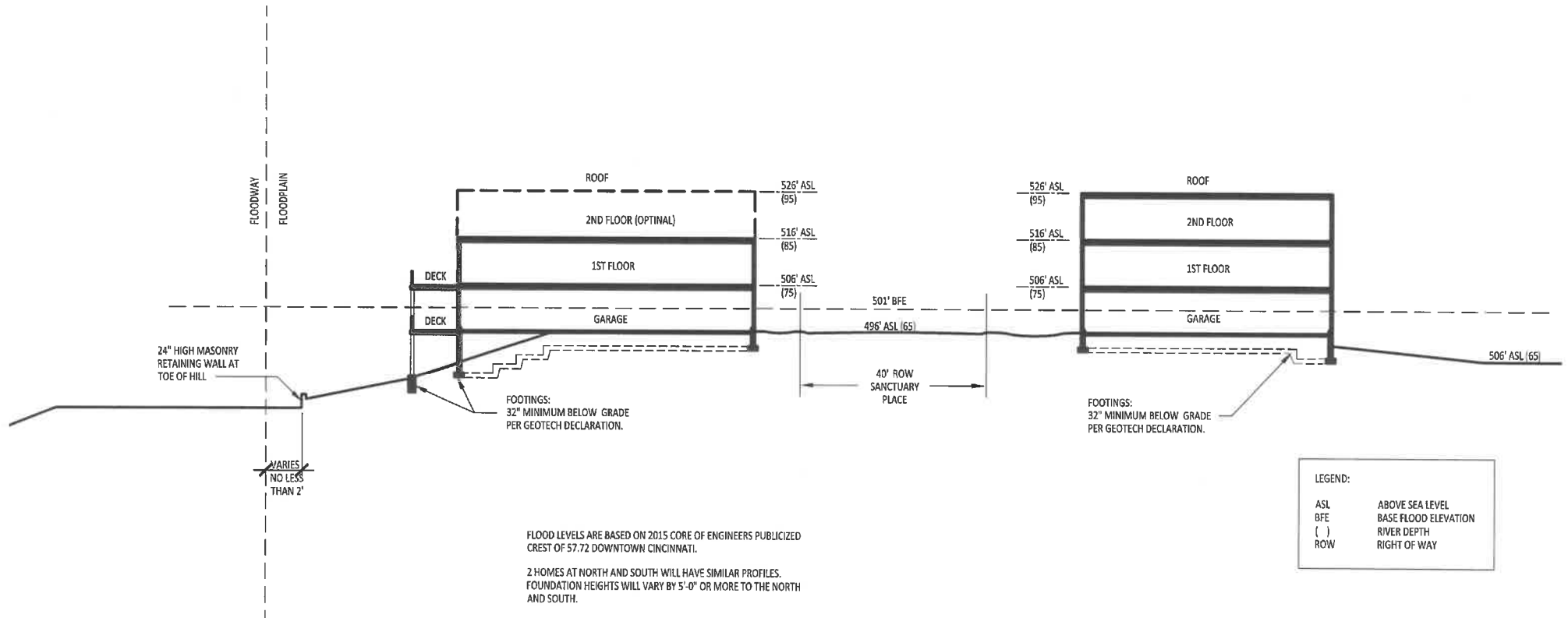
This message (and any attachments) is intended solely for the use of the named individual(s) to whom it is directed. This message may contain information that is confidential, subject to copyright, attorney client privilege, work product privilege, is a trade secret, and/or is exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of this transmission, or files attached to this transmission, is strictly prohibited. If you have received this message in error, please immediately notify the webmaster at KZF Design, Inc. at 513.621.6211, or by reply to this message, and delete this message and all attachments from your computer. Transmissions sent to and from KZF Design may be monitored. Internet communications cannot be guaranteed to be secure or error-free, and may be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. KZF Design shall not be held liable for any such eventualities.



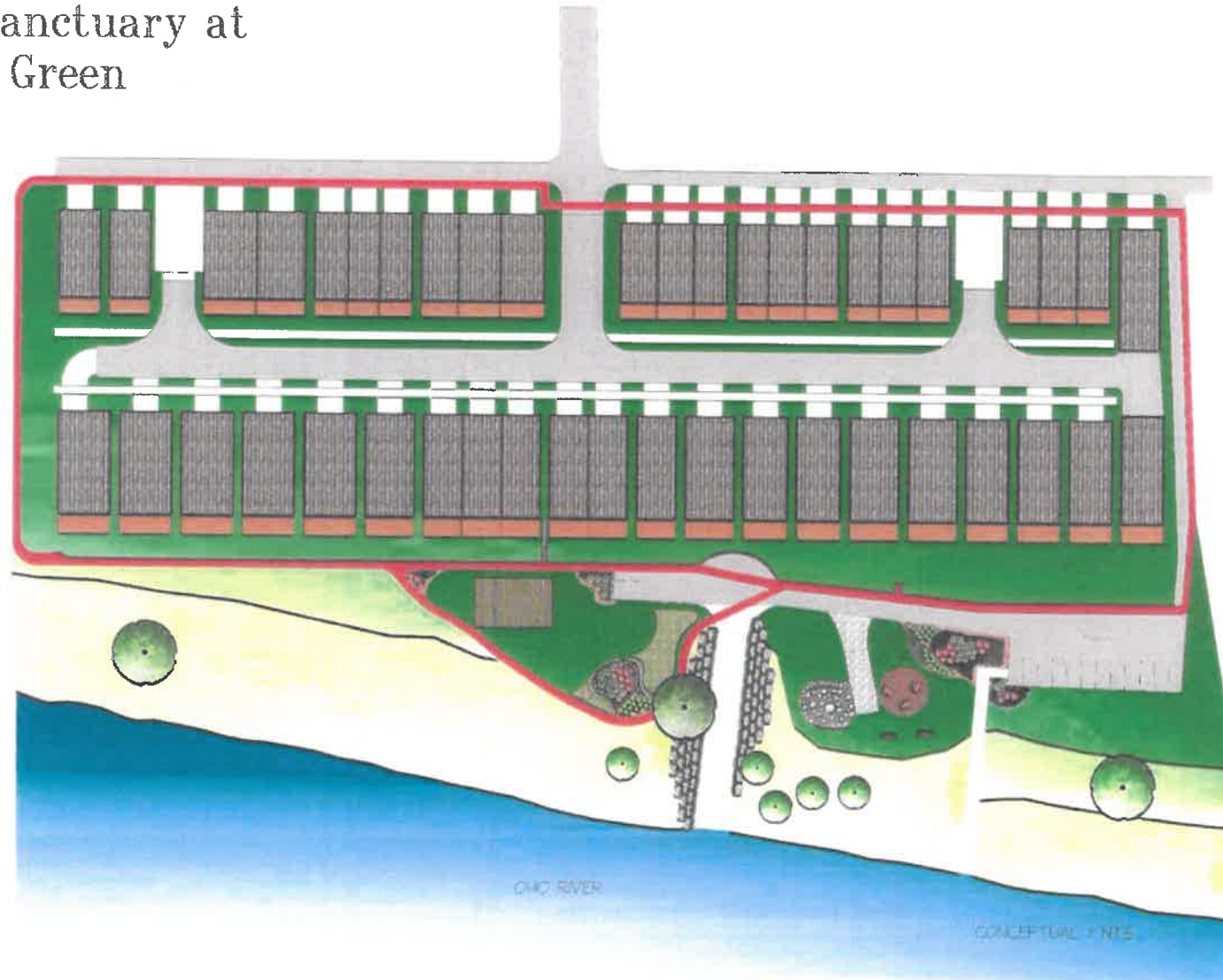
Site Development for:  
**The Sanctuary at River Green**  
5731-5783 Panama Street, Cincinnati, OH 45230

Notes	Date
ISSUED FOR REVIEW	05.29.14
ISSUED FOR REVIEW	06.17.14
ISSUED FOR REVIEW	06.30.14
ISSUED FOR REVIEW	10.06.14
ISSUED FOR REVIEW	11.05.14
ISSUED FOR REVIEW	12.11.14
ISSUED FOR REVIEW	01.28.15
ISSUED FOR REVIEW	03.11.17
AS NOTED	KNR

A1.0



## The Sanctuary at River Green



NOTE:  
DRAWING FOR CONCEPTUAL PURPOSES ONLY.  
REFER TO SURVEY DRAWINGS FOR EASEMENT  
LEGAL DESCRIPTIONS.

June 27, 2017

Planning Commissioner:

Thank you again for your attention on this very important issue of building on our biggest asset, the "Ohio River". The Sanctuary at River Green conforms completely to all city and FEMA requirements. The core issue is CFD access to the development, which is compromised as the Ohio River exceeds 59 feet. This has occurred once in the last 50 years (1997): google (see advanced hydrologic prediction service in left column). We cannot get a permit without complete compliance to all city FEMA-adapted requirements and city building codes. The future fire-fighting ability of the entire neighborhood infrastructure has been upgraded by developer agreeing to install a new 1/3 mile water main to Kellogg to support the existing 80-to 90-year-old mains (#10). The problem of access becomes less of a risk than normal as all residents leave the premise in the event of a flood. To insure this, the developer has agreed to obligate owners to group all utility disconnects, turn off utilities (#14), and leave site at 59 feet river stage and indemnify city. With no one present, no source of fuel or ignition, the risk of fire and emergency are virtually eliminated.

A number of documents attached will help to clear up some of the misinformation and confusion regarding this very important issue:

1. Development is clearly out of the floodway as clearly shown on the SIP and presented at the city meeting with flood plain administration expert to discuss flood-related issues beginning in 2012 (#4). Letter from B & I shows misunderstanding of "Floodway" (#11). E-mail summarizes issues discussed with flood plain administrator expert.
2. All geotechnical work and proper fill permits discard questions of fill and engineering (#5 & 6). See summary of extensive geotechnical report and fill permits.
3. Flood exit route thought to be Renslar per B & I response, but it is not Renslar. See exit route submitted to Planning in 2014. 3 feet higher (#8).
4. Property presented by Planning as "surrounded by property FEMA purchased to prohibit development" represents 215 parcels, only 5 of which appear to have been low-lying, older, run-down frame homes people traded to FEMA for flood compensation. None of these homes came close to city or FEMA standards. \*See auditor site and Exhibit J of Planning and B-4 of Planning SIP opinion.
5. CFD and GCWW both seem to share confusion or change of heart as evidenced by e-mail from both expressing approval of the development. See letters (#10 & 13).
6. Please see 1978 California land use development plan recommending new construction at proposed site after an extensive study by Planning Commission focused on floods after FEMA rolled out their requirements (#16).
7. Private company Duke agrees to supply gas and electric to development, fully aware of flood plain. (#18)
8. SIP opinion expresses concern of last 2-100 year flash floods. My engineer will be present to explain the difference between flash flood and flood. Our site has no flash flood vulnerability.

I will have full documentation available at the July 7, 2017 meeting.

Thank you for your time and consideration again.

Sincerely,

Gary Osterfeld





Summary of  
Meeting with Seth  
Feb 2012  
Panama Floodway  
Discussion

4

July 13, 2012

Seth Currier  
City of Cincinnati Plan Examiner

Seth:

Thanks for taking the time to meet with me to clarify the major building and zoning issues regarding the Panama development on the river in California, insurance rate map #39061C0358F (358 of 390). I just want to confirm our conclusions from the meeting:

1. The floodway per the new FEMA insurance map has been adjusted so that, as you scaled at our meeting, is 265' from the centerline at Kenwood, 325' from the street centerline at Renslar, and 315' from the street centerline at CWW property line.
2. We also discussed elevators, which you explained could be below the BFE, as long as the electric and motor are above the BFE. The elevator could open below the BFE, but must be operated from above the BFE. If not, all electric would need to be sealed, and there would need to be a sump pump.
3. WH, furnace would need to be above BFE, but light fixtures and minor electric could be below BFE. Service disconnects must be above BFE.
4. MSD would require a one-way valve.
5. Building would require standard pass-throughs.
6. The zoning is RFR, which allows 35' ht, 0' interior side yard for townhouse, 3' side yard for single family, and townhouse, 10' for front setback, and 30' for rear.
7. For townhouses, you confirmed that a 2hr rated common wall and separate parcels corresponding with the common wall side property line would allow single family building codes, not Ohio building codes, required for 4 or more units.
8. We may place fill up to the new floodway line, but not in the floodway.

The FEMA map 358 of 390 above that we referenced in the meeting was marked preliminary, but dated 2011, and Amit confirmed that it was in effect as of February 2012.

Obviously, there are many other codes and issues, but this clarifies some areas of concern. Please confirm the receipt of this, and confirmation of the details, so we may continue with major costly development-related issues.

Thank you.

Gary Osterfeld  
513-602-9163



May 3, 2017

Mr. Gary Osterfeld  
6638 Wyndwatch Drive  
Cincinnati, Ohio 45230

Re: The Sanctuary at River Green Development

Dear Mr. Osterfeld

Per a meeting with other departments on May 2, 2017 and a review of your proposed project, this letter is to inform you that your proposed project will require additional review by the Floodplain Administrator before it is permitted to move forward with other reviewing agency or boards. Your property is currently zoned RF-R Riverfront-Residential/Recreational District and is located in the floodway. The project must follow the regulations as outlined below.

- Per Section 1109-09.2 Development without Floodplain Development Permit Unlawful: It shall be unlawful for any person to begin construction or other development activity including but not limited to filling; grading; construction; alteration, remodeling, or expanding any structure; or alteration of any watercourse wholly within, partially within or in contact with any identified special flood hazard area until a floodplain development permit is obtained from the floodplain administrator. Such floodplain development permit shall show that the proposed development activity is in conformity with the provisions of Chapter 1109 CBC. No such permit shall be issued by the floodplain administrator until the requirements of Chapter 1109 CBC have been met.

If you have any questions please feel free to contact me at 513-352-2424.

Sincerely,

A handwritten signature in black ink, appearing to read "Art Dahlberg".

Art Dahlberg,  
Director of Buildings & Inspections

AD: RDR: rdr

CINCINNATI

city of

DIVISION OF  
BUILDINGS AND INSPECTIONSTHIS PERMIT AND APPROVED  
PLANS MUST BE  
KEPT ON PREMISES**-PERMIT-**

5

Permit/Application NBR: 2012P05640

Date Issued: 09/13/2012

Permit Type: Excavation/Fill Permit

Issued By: LRS

Reviewed By: OBN

Application Address:

5731 - 5783 PANAMA ST

Tenant Name/Number:

Book/Page/Parcel:

0009-0001-0087

Census Tract/Block:

45.00/1006

Inspection Area:

0540

Departmental Valuation:

\$0.00

Contractor Name/Address/Telephone:

OSTERFELD CONSTRUCTION INC

6638 WYNDWATCH DR

CINCINNATI OH

45230

513

Owner Name/Address/Telephone:

PANAMA P R INVESTMENTS LL

6638 WYNDWATCH DR

CINCINNATI OH

45210

602 1145

THIS PERMIT IS GRANTED TO DO THE FOLLOWING:

ADDING 20,000 CU. YD OF FILL

Excavation(Cubic Yards):

Excavation Disposal Site:

Fill(Cubic Yards):

20000

Fill Borrow Site:

Auburn Ave / Christ Hospital

Fee Based On(Cubic Yards):

## NOTICES TO PERMIT HOLDER

24 HOURS NOTICE REQUIRED.

Call Lawrence Kieffer-CC-

at 352-1560 to schedule your inspection.

Receipt #: R201212816

HAZARD AREA

Control #: 2012P25158

TRANSACTION LIST:

Total Fees: \$1,098.00

Type

Method

Description

Amount

Payment Credit C VISA 0351

1,019.00

ACCOUNT LIST:

Item# Description

Account Code

Tot Fee

Paid Prv. Pmts Cur. Pmts

1002 Permit Fee - E/ 050-172-2000 861.00 861.00 .00 861.00

1011 Pln Proc-Exc/Fi 050-172-2000 79.00 79.00 79.00 .00

1053 Building Revisi 050-172-2000 158.00 158.00 .00 158.00

THE PERMIT SHALL BE A LICENSE TO PROCEED  
WITH THE WORK AND SHALL NOT BE CONSTRUED  
AS AUTHORITY TO VIOLATE, CANCEL OR SET ASIDE  
ANY OF THE PROVISIONS OF THIS CODE OR ANY  
OTHER ORDINANCE OR REGULATIONS OF ANY  
PUBLIC AGENCY

APPROVED BY

THE COST OF THIS PERMIT COVERS INSPEC-  
TIONS WITHIN NORMAL WORKING HOURS.  
INSPECTIONS REQUESTED OTHER  
NORMAL WORKING HOURS WILL BE AT  
EXPENSE OF THE OWNER OR CONTRACTOR  
REQUESTING THE INSPECTIONS

**Alt & Witzig Engineering, Inc.**

6205 Schumacher Park Drive • West Chester, Ohio 45069

Ph: (513) 777-9890 • Fax: (513) 777-9070

A handwritten circled number '6' is located in the top right corner.

September 10, 2013

Osterfeld Construction, Inc.  
6638 Wyndwatch Drive  
Cincinnati, OH 45230  
ATTN: Mr. Gary Osterfeld

RE: Panama Street Residential Development  
Final Project Review  
Cincinnati, Ohio  
AWEI File #OV9507

Mr. Osterfeld:

In response to your request, we have reviewed our geotechnical evaluation of the project (Alt and Witzig Project: 12CN0198, dated November 5, 2012), our compaction testing records, as well as the settlement plate monitoring for the above referenced project.

**Background**

A subsurface evaluation and site evaluation was performed by AWEI in November of 2012 (A&W Project: 12CN0165). This investigation included the drilling of eight (8) soil borings across the project site to depths between fifteen (15) and twenty (20) feet below the ground surface. The samples from these borings were returned to our laboratory for testing and evaluation. The borings generally encountered fill materials across the east half of the proposed building area to depths ranging from four (4) to nine (9) feet underlain by soft to medium stiff silty clay and sandy clay with intermittent sand seams. The west half of the proposed building area consisted of spotty shallow fill materials underlain by soft to medium stiff silty clay with intermittents and seams. Fill placement up to ten (10) feet was required across the west building area. Our recommendations for this fill placement indicated minimum densities of 98% of the maximum dry density in accordance with ASTM D 698 Standard Proctor Test be achieved in all building areas. In addition, it was recommend that the existing fill materials across the west building area be surcharge with eight (8) to ten (10) feet of soil to induce consolidation of the existing fill materials that may occur due to future building loads. A maximum soil bearing pressure of 1500-psf was recommended for design of foundations if the above recommendations were followed.

Between November 8, 2012 and March 20, 2013, AWEI personnel provided testing and inspection services for the fill placement across the west building area. During this time, approximately 10-feet of structural fill was placed across the northwest and southwest portions of the property. Our testing inspection services during this fill placement consisted of inspection of subgrade preparation and compaction testing of each lift of fill. Our records indicate that the fill was placed on a suitable subgrade and that each lift was compacted to a minimum of 98% of a standard proctor (ASTM D698) in accordance with the recommendations given in our geotechnical evaluation of the site.

(2)

(6)

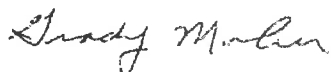
Panama Street Development  
Final Project Review  
AWEI File #OV9507  
September 10, 2013  
Page 2

As noted above, existing fill covers a majority of the east half of the building area (the lots that front Panama Street). Due to the variation in quality of this fill as noted in our borings, it was recommended that a surcharge load of 8 to 10-feet be placed over the lots. One large surcharge load was placed on the northeast portion of the site and another on the southeast portion of the site in May of 2013. These surcharge loads were monitored until July 25, 2013 by Landsdale Surveying, Inc. The records provided by them for our review indicated no settlement of the fills under the surcharge load.

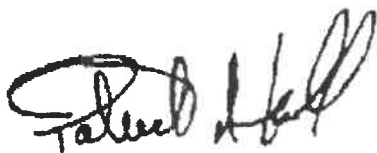
### Summary

Based on the testing and investigation performed on this project site, conventional shallow footings may be utilized across the tested portions of the site using a net allowable bearing pressure of 1500 psf. Due to the possibility of isolated areas of unsuitable materials across the building areas, we recommend that a representative of soil's engineer inspect all foundation excavations to verify that suitable soils are present in the base of each excavation.

Sincerely,  
ALT & WITZIG ENGINEERING, INC.




Grady Marker  
Senior Project Manager



Patrick A. Knoll, P.E.  
Principal Engineer



Gary Osterfeld

**From:** Gary Osterfeld [gary@ociproperties.net]  
**Sent:** Wednesday, November 19, 2014 1:14 PM  
**To:**  steve.briggs@cincinnati-oh.gov  
**Cc:** 'Cogen, Ethel'  
**Subject:** FW: EXIT ROUTE  
**Attachments:** Exit Route Layout1 (1).pdf

8  
EXIT  
Route to  
Steve


Steve,

Here is the information I referred to at our latest meeting that you suggested be prepared by a surveyor. This is all public information. The site is actually 495' ASL and the houses would sit 10' above a concrete garage similar to the common construction on parts of eastern avenue. The houses therefore would be about 505' which is 3.5' above the required BFE of 501.5' for the site. California is essentially all backwater and is not subject to any significant current. The previous damage from flooding is to houses built essentially below the new bfe requirement. The access has only flooded once in the last 50 years for a few days. No permanent damage occurred to the access. Please let me know if this is not sufficient to determine planning view on the access to the sanctuary at river green development.

Thankyou for your time  
Gary Osterfeld  
The Sanctuary at River Green

**From:** Jay Olberding [mailto:jolberding@lansdalesurveying.com]  
**Sent:** Tuesday, November 18, 2014 7:08 PM  
**To:** 'Gary Osterfeld'  
**Subject:** EXIT ROUTE

Gary, attached is the revised layout.  
Jay

 Virus-free. [WWW.PW5.COM](http://WWW.PW5.COM)



## Gary Osterfeld

**From:** Gary Osterfeld [gary@ociproperties.net]  
**Sent:** Thursday, April 13, 2017 11:24 AM  
**To:** 'Prather, Fred'  
**Subject:** RE: sanctuary at river green sip planning approval

12

10

CFD  
approval

Thanks Fred !!

**From:** Prather, Fred [mailto:Fred.Prather@cincinnati-oh.gov]  
**Sent:** Thursday, April 13, 2017 10:55 AM  
**To:** Gary Osterfeld  
**Cc:** Prather, Fred; Briggs, Steve; Weaver, James  
**Subject:** Re: sanctuary at river green sip planning approval

Mr. Osterfeld,

I emailed them the other day. However I am happy to report that you have a conditional approval from the Fire Department to built your development due to the fact that you will install a water main from Kellogg Avenue.

Thanks

Sent from my iPhone

On Apr 13, 2017, at 10:46 AM, Gary Osterfeld <gary@ociproperties.net> wrote:

Fred,

Steve Briggs says he has not heard from you on the SIP. Is it a possible to give him a conditional approval as we discussed at the meeting at CWW last week ?

Thankyou for your cooperation,  
Let me know if I can do anything,

Gary Osterfeld  
Panama RE Investments, LLC

Virus-free [www.avg.com](http://www.avg.com) on

## Gary Osterfeld

---

**From:** Calder, Becky [Becky.Calder@gcww.cincinnati-oh.gov]  
**Sent:** Wednesday, June 14, 2017 10:39 AM  
**To:** Gary Osterfeld; Morris, Bill; jeffrey.pieper@gcww.cincinnati-oh.gov  
**Cc:** Miller, David  
**Subject:** RE: california Sanctuary at river green SIP

12

13

Hi Gary,

I was out of town on Monday and Tuesday and Jeff is out of town all week.

I checked in with Jim O'Shea and he said your Preliminary Application for Water Main Extension was approved on May 19. We have no objections for the planning Commission.

Thanks  
Becky

**From:** Gary Osterfeld [mailto:gary@ociproperties.net]  
**Sent:** Monday, June 12, 2017 12:59 PM  
**To:** Calder, Becky <Becky.Calder@gcww.cincinnati-oh.gov>; Morris, Bill <Bill.Morris@gcww.cincinnati-oh.gov>; jeffrey.pieper@gcww.cincinnati-oh.gov  
**Cc:** Miller, David <david.miller@cincinnati-oh.gov>  
**Subject:** california Sanctuary at river green SIP

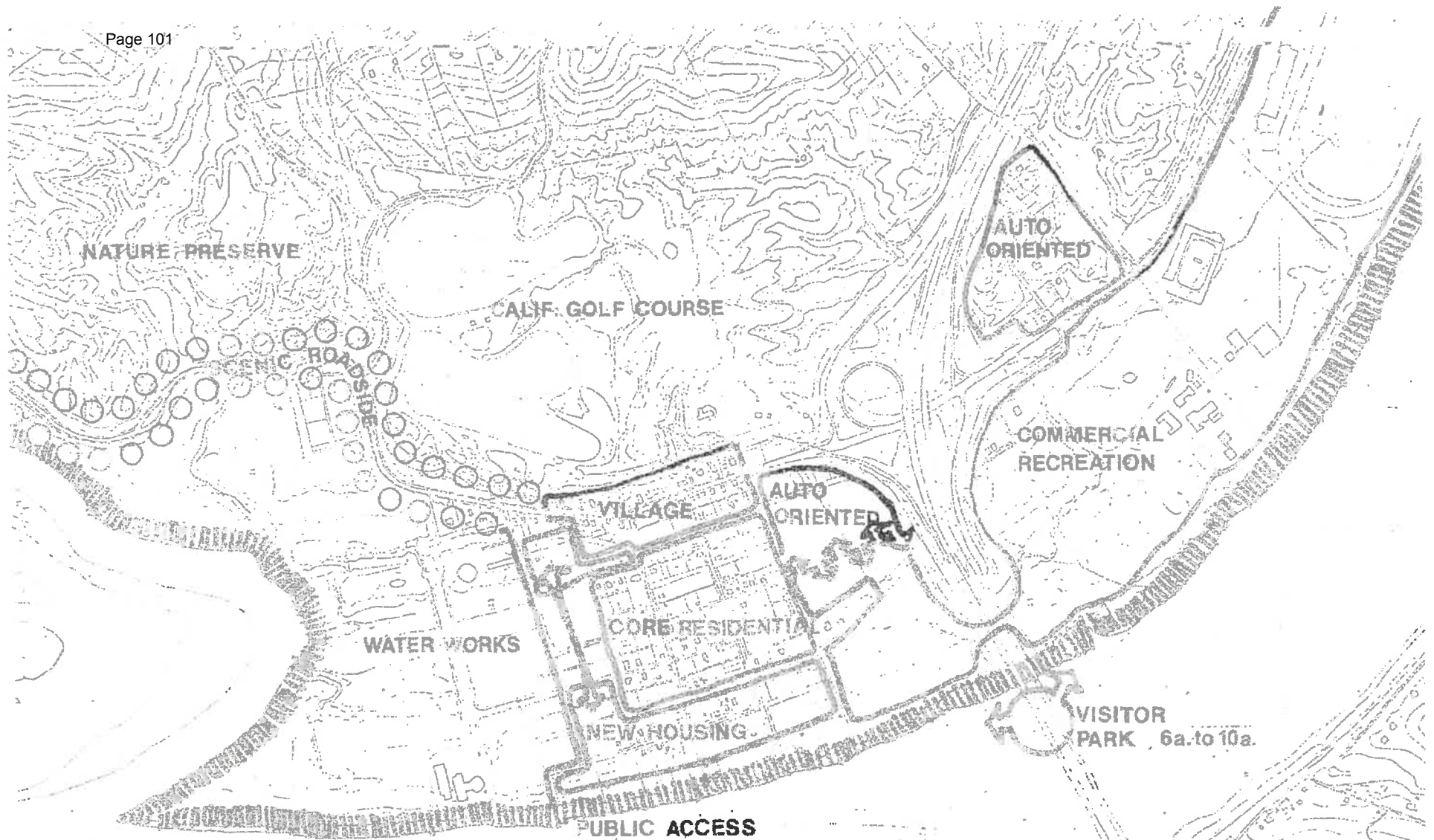
Becky and jeff,

We are scheduled for planning commission next Friday June 23<sup>rd</sup>. if there are any objections you have that I am unaware of please let me know.. we have all worked very hard to appease all of the city's concerns and are still working with the CFD regarding access.

Thankyou for your time and efforts,  
Please call me anytime,

Gary Osterfeld  
Panama RE Investments, LLC

Virus free



#9 - SCHEMATIC PLAN FOR DEVELOPMENT

Map preparation courtesy of the City of Cincinnati (Public Works Department, Office of Architecture and Urban Design).

16



## Gary Osterfeld

---

**From:** Timmerding, Jeremy Joseph [Jeremy.Timmerding@duke-energy.com]  
**Sent:** Tuesday, June 20, 2017 2:47 PM  
**To:** Gary Osterfeld (gary@ociproperties.net)  
**Subject:** FW: 5783 PANAMA

18

Dear Gary,

We have investigated the availability of providing Gas & Electric for the project located at 5783 Panama St. Cincinnati, OH.

Please be advised that Duke Energy Ohio, Inc. will be providing service in accordance with the Company's existing rules & regulation.

We do understand that this project is in the flood plain and Duke Energy will be able to provide electric/gas at this location.

If you need further information please contact me at 513.419.1506.

Sincerely,

## Jeremy Timmerding



**Customer Project Coordinator**

**Engineering & Construction Planning**

**Office: 513.419.1506**

**Mobile: 513.519.9256**

**Jeremy.Timmerding@Duke-Energy.com**

Link to Redbook (Electric Service Manual):

<https://www.duke-energy.com/home/start-stop-move/electric-service-manual>



Virus-free [www.avg.com](http://www.avg.com)